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July 15, 2025

To: Mayor Wheeler, Vice Mayor Callaghan, and Members of the Town Council

From: Leonard G. Rubin, Town Attorney

Re: 2025 Legislative Update

Below is a brief summary of the new legislation impacting municipalities. More detailed information on any of these new Laws of Florida will be provided upon request by the Council. A full legislative report has been prepared by the Florida League of Cities, which is available at https://issuu.com/flcities/docs/2025_legislative_session_final_report.

Ch. 2025-13 (HB 157)

Revises the procedures for **service of process**, particularly on business entities. The revisions provide additional methods and opportunities for service of process. This will be helpful in code enforcement and other proceedings where notice must be given in a similar manner to service of process.

Ch. 2025-22 (SB 700)

Includes revisions regarding **electric vehicle charging stations**. Regulation of electric vehicle charging stations is preempted to the State. The new amendments include a requirement that local governments issue permits for electric vehicle charging stations based solely upon standards established by the Department of Agriculture and Consumer Services and other applicable state

law and approve or deny the permit application in accordance with the time period established by the Department.

Includes revisions regarding **mosquito control** programs conducted by special districts, counties, and municipalities. The amendments provide for municipalities to create and receive funding for mosquito control programs.

Includes revisions regarding additives in a **public water system**. The amendments provide a definition of “water quality additive” and a prohibition on any additive that does not meet this definition.

Includes creation of new provision, establishing prohibitions on local governments to limit activities of Future Farmers of America or 4-H or the storage of animals and equipment for same and classified lands used for **agricultural education** under these programs as agricultural lands.

Ch. 2025-31 (SB 384)

Revises the annexation procedures to include specific requirements when a municipality is seeking to **annex state-owned lands**. Requires notification to each member of the legislative delegation of the County in which the land is located when the first public hearing on the annexation ordinance is noticed.

Ch. 2025-39 (HB 481)

Includes revisions to limitations on local regulations regarding **anchoring of vessels**. Allows regulation of vessels anchored for a period of one hour or more between one-half hour after sunset and one-half hour before sunrise for more than thirty (30) days in any six month period within the jurisdiction of a county with a population of 1.5 million or more, excluding the time the vessel is anchored overnight in a mooring filed or any time the vessel is anchored overnight for the purposes of completing marine construction, installation or maintenance work.

Ch. 2025-42 (HB 1137)

Revised preemptions over utility service restrictions to include additional bodies that are preempted. Already applied to municipalities.

Ch. 2025-73 (SB 1386)

Revises provisions to include **utility workers** engaged in work on critical infrastructure in the list of personnel on whom a battery or assault carries heavier penalties.

Ch. 2025-85 (SB 348)

Creates prohibitions on **public officers and employees** regarding statements and representations regarding service and decoration in the Armed Forces of the United States.

Ch. 2025-87 (SB 582)

Creates a new allowance for higher penalties for the **demolition of certain historic buildings** and structures when the demolition is not permitted or the result of natural disaster.

Ch. 2025-91 (HB 259)

Creates Section 683.3343 establishing **Fentanyl Awareness and Education** Day and encourages local governments to sponsor events and promote awareness of the dangers of fentanyl and potential overdoses.

Ch. 2025-100 (HB 999)

Establishes **gold and silver coin as legal tender** for payments of debts incurred after July 1, 2026, and the procedure by which local governments may accept same for payment of taxes, charges, or dues.

Ch. 2025-110 (HB 1255)

Includes revisions to restrictions on local government regulation of building, development, and operational requirements for **charter schools**.

Includes new limitations on local governments regarding location of **private schools**.

Ch. 2025-113 (SB 606)

Includes revisions to clarify the timeframe for establishing the **transient** nature of **public lodgings** (changes from thirty (30) consecutive days or one (1) calendar month, whichever is less, to thirty (30) consecutive days).

Ch. 2025-115 (HB 551)

Includes revisions to the **permitting** process for fire alarm systems. Requires local governments to establish a simplified permitting process that complies with the minimum requirements of the Florida Building Code for fire alarm or sprinkler system projects of 20 or fewer alarm devices or sprinklers. The simplified permitting process must be established by October 1, 2025.

Ch. 2025-116 (HB 733)

Revises regulations of **brownfields**. Includes new provisions regarding rehabilitation and redevelopment. Includes revised eligibility criteria to include local governments.

Ch. 2025-117 (HB 1123)

Revises Section 180.03 to include an authorization for municipalities to utilize revenue generated from the operation of its **central sewage system** for expansion of that system.

Ch. 2025-122 (HB 703)

Includes revisions regarding **relocation of utilities**. Municipalities requiring relocation of facilities required to provide communications services are not responsible for paying the expense of such work; however, providers may apply for reimbursement from the Utility Relocation Reimbursement Grant Program.

Ch. 2025-131 (HB 751)

Revises injury eligibility criteria for insurance coverage for **law enforcement officers**.

Ch. 2025-140 (HB 683)

Includes creation of new provision regarding regulation of **synthetic turf**. Includes prohibitions on local government regulation and enforcement of synthetic turf for single-family residential properties one acre in size or less upon the Department of Environmental Protection's adoption of rules governing the minimum standards for installation.

Includes creation of new provision regarding **prompt processing of change orders**. Change orders must be approved or denied within thirty-five (35) days. This impacts change orders on contracts for construction services entered into on or after July 1, 2025.

Includes limitations for evaluating or scoring bids for **public works projects**. Prohibits penalizing a bidder for performing a larger volume of construction work for the state or political subdivision or rewarding a bidder for performing a smaller volume of construction work for the state or political subdivision.

Includes limitations on documentation (contracts or any associated documents including letters of intent, material costs lists, labor costs, or overhead or profit statements) local governments may require with submission for a **building permit**.

Includes new provisions for single-trade plans reviews related to **building permits**.

Ch. 2025-147 (SB 164)

Addresses **vessel accountability**. Includes revisions to definition of the vessel owner, means of vessels becoming and enforcement for when a vessel is derelict or a public nuisance, infractions, and penalties.

Includes new provisions authorizing the issuance of permits by the state related to long-term anchoring (fourteen (14) days or more within a thirty (30) day period), effective January 1, 2026. A person who engaged in long-term anchoring of a vessel within waters of this state without a valid long-term anchoring permit commits a noncriminal infraction.

Ch. 2025-149 (SB 462)

Includes opportunity for local governments to adopt certain regulations by Ordinance related to **electric bicycles, micromobility devices, and motorized scooters**. Authorizes local governments to adopt an Ordinance providing one or more minimum age requirements to operate an electric bicycle and requiring an operator to possess a government-issued photographic identification while operating the electric bicycle.

Includes provisions for an **expectant mother parking permit** to be issued by the State that will enable permit holders to park in a parking space designated for persons who have disabilities. This will impact local government parking enforcement.

Ch. 2025-155 (SB 1662)

Includes provision limiting municipal requirements regarding **installation of public sewer transmission lines** as part of a septic to sewer conversion under permits issued by the Department of Transportation and Department of Environmental Protection.

Ch. 2025-164 (SB 784)

Revises the process for **platting**. Requires approval of plats and replats administratively rather than by the governing body and that the local government designate responsibilities by ordinance or resolution.

Ch. 2025-165 (SB 796)

Creates provisions regarding **distributed wastewater treatment systems** and permits for same.

Ch. 2025-170 (SB 118)

Creates preemption of regulation of **presidential libraries**. Prohibits municipalities from enacting or enforcing any ordinance, resolution, rule, or other measure governing the establishment, maintenance, or operation of a presidential library or imposing any requirement or restriction thereon, except as authorized by federal law.

Ch. 2025-172 (SB 1730)

Revises the provisions of the **Live Local Act** regarding location, types of uses, limitations on development approval requirements, height restrictions, density, parking reductions. Requires

multifamily and mixed-use residential as allowable uses in portions of flexibly zoned areas under certain circumstances, prohibits a requirement that more than ten percent (10%) of the total square footage of mixed-use projects be used for nonresidential purposes.

Includes new provisions regarding demolition of existing structures, applicability to contributing historic structures and buildings within historic districts, definitions of use types, expediting and attorney fees for civil litigation, building moratorium, annual reporting, and applicant intent.

Includes new provisions regarding affordable housing for government, health care and hospital employees. Includes municipal employees.

Ch. 2025-174 (HB 669)

Revises list of **authorized investments** for local governments. Investment policies may not require a minimum bond rating for rated or unrated bonds, notes, or instruments backed by the full faith and credit of the government of Israel.

Ch. 2025-175 (HB 913)

Includes revisions to regulations regarding **milestone inspections** for condominium and cooperative buildings. Includes new reporting requirements for local governments beginning on or before December 31, 2025.

Ch. 2025-176 (HB 1371)

Creates a **Florida Medal of Valor** for first responders and a **Florida Blue/Red Heart Medal** for law enforcement, correctional, and probation officers and firefighters injured in the line of duty. These may be applied for by an employing agency on behalf of the potential recipient.

Creates a **critical infrastructure mapping grant program**. Available to municipalities.

Ch. 2025-177 (HB 1080)

Revises regulations regarding the uses for **building permit fees**, ability for local governments to adopt increases to **impact fees** (requires phase in of at least two but no more than four installments), procedures for adoption of **comprehensive plan amendments**, submittal and processing of **development permits and orders**, and **refunds** of development application fees. Municipalities must: (1) specify in writing the minimum information that must be submitted for a zoning approval, rezoning approval, subdivision approval, certification, special exception or variance; (2) confirm receipt of an application within five (5) days; approve, (3) approve with conditions, or deny an application that requires final quasi-judicial approval within 180 days after the application is complete; and (4) must refund issue a refund of a certain percentage of the application fee if they fail to meet certain timeframes.

Ch. 2025-182 (SB 954)

Requires local governments to adopt an ordinance by January 1, 2026, establishing procedures for review and approval of **certified recovery residences**. Establishes requirements for what must be included in the ordinance.

Ch. 2025-190 (SB 180)

Creates regulations regarding participation in the **National Flood Insurance Program**, including a prohibition against local governments adopting or enforcing a cumulative substantial improvement period.

Creates a restriction on assessment of **impact fees** for reconstruction or replacement of an existing structure.

Revises the limitations on changes and improvements to homestead property following damage or destruction related to impacts to **homestead assessments**.

Revises the requirements for **emergency management training programs** for local government personnel must comply with.

Creates an exception to the tolling and extension of permits and other authorizations under a declaration of a state of emergency for **wetland determinations**.

Creates requirements for municipalities regarding **natural emergency** information and expediting permitting operations post-storm. Includes a May 1, 2026, deadline for municipalities to provide an online option to receive, review, and access substantial damage and substantial improvement letters.

Includes state prioritization of municipal owned public buildings, other than schools, for retrofitting as **hurricane evacuation shelters** using state funds.

Creates new provisions regarding **restrictions on local government regulations after hurricane**, which prevents local governments from proposing and adopting certain moratoria and more restrictive or burdensome comprehensive plan amendments, land development regulations, or development procedures for one year after a hurricane makes landfall. Impacts local governments within any county listed in a federal disaster declaration located entirely or partially within 100 miles of the track of a storm while it is declared to be a hurricane. Includes provisions for civil litigation.

Creates required language for **municipal contracts** for goods and services related to emergency response.

Creates requirements for a new **Flood Inventory and Restoration Report** by the state. The state will work with municipal governments and operators of public and private stormwater management systems to prepare the report.

Revises regulations regarding **contracting for management of storm-generated debris**.

Creates new regulations for **hoisting equipment** and hurricane preparedness.

Revises limitations on **building renovation** costs to include separate measure as a result of natural disaster.

Prohibits municipalities within counties listed in the Federal Disaster Declaration for Hurricane Debby, Hurricane Helene, or Hurricane Milton from proposing or adopting any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; proposing or adopting more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or proposing or adopting more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order before October 1, 2027. Any moratorium or more restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024. Provides for exceptions and for attorney's fees related to a challenge.

Ch. 2025-192 (SB 1678)

Revises regulations regarding **prohibited investments** with companies and other entities that boycott Israel. This may impact municipal investments.

Revises language regarding contracting with **scrutinized companies**. This will impact solicitations proffered and contracts entered into as of July 1, 2025.

Ch. 2025-195 (SB 268)

Revises exemptions to **public records** to exempt certain information related to public officers, including mayors and city commissioners, and the spouses and children of public officers. This information includes the officer's address, telephone number, and the name, home address, telephone number, and date of birth of a minor child, including the name and location of a school or day care facility attended by the minor child.

Ch. 2025-208 (HB 7031)

Freezes local communication services tax rates until 2031 and requires that each municipality prioritize the use of such funds to ensure timely review and processing of right-of-way permits for communications service providers pursuant to federal and state law.