

Updated 2026 POST SESSION REPORT

NUMERICAL INDEX SUMMARY OF 2026 LEGISLATIVE ISSUES

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The updated post-Session report and the status of the legislation follows below, but almost 100 bills have not been delivered to the Governor as of this date. The Section's initiatives and bills where the Section provided technical assistance appear in the first part of the summary. The next part of the report following the list of Section initiatives includes other items of interest that passed and the additions from the initial report appear in **bold type**. The report concludes with items of interest that did not pass.

Where the Governor has taken final action on measures, the appropriate Session Law number follows the summary of the bill and it also appears in **bold type**. The full texts of each enrolled bill, as well as applicable legislative staff reports, are available on the legislative web sites (www.flsenate.gov; www.myfloridahouse.com; and www.leg.state.fl.us). A summary of each measure that passed appears below by category in numerical bill order.

I. SECTION PROBATE INITIATIVES AND TECHNICAL ASSISTANCE

Homestead Exemptions: CS/SB 110 by Senator Arrington and Representative Maney is the Section initiatives that revise the circumstance under which a person may be deemed to have legal or beneficial and equitable title to property in a leasehold for homestead exemption purposes. **CS/SB 110 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

Curator of Estates: CS/HB 131 by Representative Maggard and Senator Burgess revises provisions relating to curators of estates including requirements for court reporting, authority & duties, bonding, removal, and reporting. The Section opposed the legislation and provided technical comments to the sponsors, but only a portion of the comments were accepted by the

sponsors before its passage. CS/HB 131 has passed the Legislature and been approved by the Governor. **(Chapter 2026-85, Laws of Florida.)**

Trusts: HB 895 by Representative Hodgers and Senator Berman is the Section initiative that authorizes a trustee to obtain a settlement of accounts and be discharged under defined circumstances and requires a trustee seeking settlement and discharge to send a trust disclosure document to designated person. The legislation also provides the trustee is discharged upon completion of distributions if not timely objections are received. HB 895 has passed the Legislature and been approved by the Governor. **(Chapter 2026-54, Laws of Florida.)**

Estates: CS/HB 1337 by Representative Tuck revise the issues a court may resolve for a personal representative. Among its provisions, the legislation will require the court to award costs and fees in certain proceedings; it will authorize the court to make direct payments to certain persons; it will revise when summary proceedings may commence; and it will revise the sum of funds that may be payable to a decedent's family. CS/HB 1337 has passed the Legislature and been approved by the Governor. **(Chapter 2026-57, Laws of Florida.)**

II. SECTION PROPERTY INITIATIVES AND TECHNICAL ASSISTANCE

Nonprofit Corporations: CS/CS/HB 797 by Representative Tuck are companion measures that are a Business Law Section initiative that consists of a 280-page revision to the provisions in Chapter 617 of the Florida Statutes. The RPPTL Section provided technical assistance and comments on the provisions of the legislation relating to Chapters 718, 719 and 720 of the Florida Statutes. **CS/CS/HB 797 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

III. INITIATIVES OF INTEREST

Recreational Vehicles—Non-Ad Valorem Assessments: CS/CS/SB 118 by Senator Truenow places limits on non-ad valorem assessments by counties and municipalities on recreational vehicle parking spaces and campsites based upon the maximum square footage of a recreational vehicle unit as defined in s. 320.01 (1) (b). CS/CS/SB 118 has passed the Legislature and is pending action by the Governor. **(Chapter 2026-44, Laws of Florida.)**

Public Nuisances: SB 168 by Senator Truenow will increase the fines for the failure to abate public nuisances and revise the collections procedures for the collections of fines. **SB 168 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

E-Bikes: [CS/SB 382](#) by Senator Truenow will require a person operating an e-bike on a shared pathway located in a park or recreational area to yield to pedestrians and provides that a person operating an e-bike on a sidewalk to maintain a speed that does not exceed 10 mph when within 50 feet of a pedestrian. The legislation also creates a task force to examine and recommend the regulatory framework for the operation of e-bikes. **CS/SB 382 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

Land Use and Development Regulations. CS/CS/HB 399 by Representative Borrero will prohibit local regulations that require denial or conditions of a residential development based on a lack of compatibility; it will revise the circumstances under which single-family and two-family dwellings are allowed; it will prohibit certain fees and charges as condition of approval for certain residential developments; and it creates new permitting criteria for “large destination resorts.” The legislation also provides that residential manufactured structures may be placed in mobile home parks and RV parks. CS/CS/HB 399 has passed the Legislature and been approved by the Governor. **(Chapter 2026-7, Laws of Florida.)**

Conservation Lands. CS/HB 441 by Representatives Kendall and Tant will impose new requirements on the conveyance or exchange of state-owned lands and the conveyance or exchange land owned by a water management district. CS/HB 441 has passed the Legislature and been approved by the Governor. **(Chapter 2026-44, Laws of Florida.)**

Approval of Data Center Facilities: CS/CS/SB 484 by Senator Avila will require information disclosures for applications for data centers, will place certain restrictions on pending applications, will prohibit WMDs from issuing permits for the consumptive use of water under certain circumstances, and will require the Department of Environmental Protection to adopt implementing rules. CS/CS/SB 484 has passed the Legislature and been approved by the Governor. **(Chapter 2026-65, Laws of Florida.)**

Mobile Home Housing Assistance: SB 594 by Senator Burton will expand local housing assistance plans to include lot rental assistance for mobile home owners and for rehabilitation and emergency repairs for mobile homes. **SB 594 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

Public/Private Meetings: CS/CS/HB 655 by Representative Duggan will permit the boards and commissions of a public agency to meet in private with counsel during a 90-day notice period specified in s. 70.001 (4) to discuss claims submitted by a property owner against the public agency. **CS/CS/HB 655 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

Unlicensed Practice of Engineering: CS/CS/SB 800 by Senator Mayfield provides penalties for persons repeatedly engaged in the unlicensed practice of engineering. The bill also creates the Engineering Student Loan Assistance Program. CS/CS/SB 800 has passed the Legislature and been approved by the Governor. **(Chapter 2026-____, Laws of Florida.)**

Building Permits and Inspections: CS/CS/HB 803 by Representative Trabulsy addresses a series of issues and limitations involving local government building permits and inspections. Among the provisions in the legislation, it provides that residential manufactured structures may be placed in mobile home parks and RV parks, and it amends section 720.3035 to provide that homeowners’ associations may not require a building permit by parcel owners as a prerequisite for review of the construction or improvements to an owner’s parcel. CS/CS/HB 803 has passed the Legislature and been approved by the Governor. **(Chapter 2026-63, Laws of Florida.)**

Law Firm Trust Accounts: HB 893 by Representative Valdez will authorize law firm trust accounts to be maintained by financial institutions that remit interest or dividends on the balance of

deposited funds to an entity established by the Florida Supreme Court. **HB 893 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

Development Preapplication Services: CS/CS/CS/HB 927 by Representative Sapp will require each county with a population of 75,000 or greater to establish and implement a program by January 1, 2027 that will make available development preapplication consulting services at an applicant's request. CS/CS/CS/HB 927 has passed the Legislature and been approved by the Governor. **(Chapter 2026-64, Laws of Florida.)**

Land Use Categories: SB 962 by Senator Bradley revises the definitions of "commercial use," "industrial use," and "mixed use" to exclude farms and farm operations from those land use categories. **SB 962 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

Citizens Property Insurance Corporation: CS/CS/SB 1028 by Senator Gruters will restrict Citizens from providing new coverage for commercial residential risks (condominiums) and commercial nonresidential risks when an approved surplus lines clearinghouse offers comparable coverage and the total cost for the coverage is not more than 15 percent greater than the cost of coverage available from Citizens. **CS/CS/SB 1028 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

Public Records Exemption—Crime Victims: CS/HB 1113 by Representative Tuck expands a public records exemption under Chapter 119, F.S., to crime victims and their family members. CS/HB 1113 has passed the Legislature and been approved by the Governor. **(Chapter 2026-32, Laws of Florida.)**

CDD Recall Elections: CS/CS/SB 1180 by Senator Arrington will provide that certain members of a community development district may be removed by electors of the district. The legislation provides procedures for the recall and requires that the petition be filed with the Department of Commerce. The legislation also exempts CDDs from limitations on the regulation of the installation of artificial turf and expands the definition of "compact, mixed-use district." **CS/CS/SB 1180 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

Fraudulent Entry of Residential Dwellings: CS/HB 1293 by Representative Greco creates a crime for the fraudulent entry of a residential dwelling and taking possession of a residential dwelling under a false identity or under false documentation. **CS/HB 1293 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

Legal Tender: CS/CS/HB 1311 by Representative Bankson revises the definitions of gold and silver coins recognized as legal tender and potentially ratifies administrative rules relating to legal tender. **CS/CS/HB 1311 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

Affordable Housing: CS/CS/HB 1389 by Representative Redondo requires counties and municipalities to expand the designated areas where affordable residential housing may be

located. The legislation also includes the revised definitions of “commercial use,” “industrial use,” and “mixed use” that exclude farms and farm operations from those land use categories that are found in SB 962. **CS/CS/HB 1389 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

Public-Private Partnerships: CS/CS/CS/HB 1417 by Representative LaMarca revises several issues relating to the Department of Environmental Regulation. Among the provisions in the legislation, qualifying projects for public-private partnerships have been extended to include coastal resiliency projects, and new criteria and conditions apply to permit applications for solar facilities. CS/CS/CS/HB 1417 has passed the Legislature and approved by the Governor. **(Chapter 2026-2, Laws of Florida.)**

Infill Redevelopment: CS/CS/SB 1434 by Senator Calatayud creates the Infill Redevelopment Act that will require local government permitting for qualifying parcels within or near urban areas and provides the criteria for permitting of development of the qualifying parcels.. CS/CS/SB 1434 has passed the Legislature and been approved by the Governor. **(Chapter 2026-84, Laws of Florida.)**

Department of Financial Services: CS/CS/SB 1452 by Senator Truenow contain comprehensive revisions to regulations at the Department of Financial Services. Among the provisions, the legislation ratifies the rules relating to “legal tender” and it includes changes relating to abandoned and unclaimed property, unclaimed intangible property, stock, and other equity interests. **CS/CS/SB 1452 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

Use of Digital Currency by DFS: CS/CS/SB 1568 by Senator DiCeglie will create a pilot program for the use of digital currency at the Department of Financial Services. **CS/CS/SB 1568 has passed the Legislature and is pending action by the Governor. (Chapter 2026-____, Laws of Florida.)**

IV. INITIATIVES OF INTEREST THAT FAILED

Protection of Specified Persons: SB 116 by Senator Jones and HB 1195 by Representative Gantt are similar bills that will create new requirements for persons 65 years or older and for vulnerable adults to convey interests in real property. The legislation provides that the conveyance instrument must be executed in the presence of 2 independent witnesses and may not be recorded for 72-hours. Among its other requirements, the legislation also provides for the involvement of a “trusted contact;” a trigger for legal review for suspicious conveyances; referral to legal aid; and provides that the Clerk of Court is a mandatory reporter of abuse and exploitation of vulnerable adults. The Section opposed provisions in the legislation as initially filed and worked with the sponsor to resolve the issues. SB 116 received 3 committee references. HB 1195 received 3 committee references. **This measure died when the Legislature reached the end of the 60th day.**

Contract Protection for Elderly Persons and Disabled Adults: SB 120 by Senator Garcia provides new contracting requirements for persons 60 years or older and disabled adults. The legislation requires the video recording of the contracting process, including a detailed explanation and

verification of a person's comprehension, and it requires storage of the recording for at least 5 years. The legislation also requires that the contract must be written in the person's primary language. The Section opposed provisions in the bill as initially filed and provided technical comments to the sponsor regarding the concerns. SB 120 received 3 committee references. **This measure died in committee when the Legislature reached the end of the 60th day.**

Condominium Associations—Turnover: HB 255 by Representative Snyder and SB 638 by Senator Trumbull are companion bills that will require a condominium association to file a turnover certificate the Division of Condominiums within 30 days after the unit owners other than the developer have been elected to the board. The legislation also requires the association to maintain its turnover certificate and its annual reports to the Department of State as part of the association's official records, and it modifies the applicable statute of limitations and statute of repose in certain actions. HB 255 received 3 committee referrals. SB 638 received 3 committee referrals. **This measure died in committee when the Legislature reached the end of the 60th day.**

Judicial Sales Procedures: SB 300 by Senator Garcia will revise the procedures for the sale of property subject to foreclosure procedures in an effort to address issues involving the sale of properties under alternate judicial sales procedures. The Section opposed provisions in the bill as initially filed and offered technical concerns with the sponsor. SB 300 received 3 committee referrals by the President. **This measure died in committee when the Legislature reached the end of the 60th day.**

Patient-Directed Medical Orders: SB 312 by Senator Rodriguez and HB 369 by Representative Plasencia are companion bills that create a new category of patient-directed medical orders for end-of-life care; it requires certain health care services to be provided regardless of the decision to withhold or withdraw life-prolonging procedures; and it requires AHCA to create and update a database for the storage of patient-directed medical orders. SB 312 received 3 committee referrals and has passed its first committee of reference. HB 369 also received 3 committee referrals. **This measure died in committee when the Legislature reached the end of the 60th day.**

Community Association Management: CS/HB 465 by Representative Nix and CS/SB 822 by Senator Gruters are companion bills that will require condominium, cooperative, and mandatory homeowners' associations with total annual revenues of \$500,000 or more to contract with a community association management firm. The legislation will also require an association managing a multicondominium to contract with a community association management firm. CS/HB 465 passed the House. CS/SB 822 received 3 committee referrals and was amended and passed by its first committee of reference. **This measure died in Senate committee when the Legislature reached the end of the 60th day.**

Community Associations: CS/CS/CS/CS/HB 657 by Representative Porras revises the provisions of Chapter 720 governing mandatory homeowners' associations and Chapter 718 governing condominiums. Among its provisions, the legislation will remove presuit mediation requirements and provide for new dispute resolution procedures; it will require the governing documents of each new association to state the association is governed by the Condominium Act "as amended from time to time" and require existing communities to hold a vote to determine if they will be

governed by the Condominium Act; it will create new section 720.319 to provide procedures to dissolve homeowners' associations; and it will create new section 720.32 that will establish a community association court program. The Section had significant concerns with provisions in the bill and worked to resolve the issues. **CS/CS/CS/CS/HB 657 passed the House and died in a Senate committee when the Legislature reached the end of the 60th day.**

Causes of Action Based on Improvements to Real Property: HB 705 by Representative Owen and SB 1592 by Senator Gruters are companion bills that contain the Section initiative revising the time in which action founded on design, planning, or constructions of improvements to real property must be commenced. It also revises the date on which the statute of limitations period for such actions begins and revises the latest date by which actions shall be commenced. HB 705 received 3 committee referrals. SB 1592 received 3 committee referrals. **This measure died in committee when the Legislature reached the end of the 60th day.**

Guardianship—Disqualified Persons: CS/HB 737 by Representative Botana and SB 960 by Senator Bradley are companion measures that will modify the provisions of subsection 744.309, F.S., to permit a person convicted of a felony to be appointed as a guardian of a resident ward provided the conviction was more than 10 years prior to the appointment, and the person meets the new conditions set forth in the legislation. The Section opposed provisions in the legislation as initially filed. The Section opposed the legislation as initially filed, and at the Sponsor's request, the Section offered technical comments on the legislation. CS/HB 737 has passed the House and is pending in Messages in the Senate. SB 960 received 3 committee referrals. **This measure died in House committee when the Legislature reached the end of the 60th day.**

Assessment of Inherited Homestead Property: HB 795 by Representative J. Alvarez and SB 1212 by Senator Rodriguez are companion measures that contain the implementing legislation for the proposed constitutional amendments (HJR 793 and SJR 1210). HB 795 received 3 committee referrals. SB 1212 received 3 committee referrals. **This measure died in House committee when the Legislature reached the end of the 60th day.**

Guardianship: SB 1088 by Senator Jones and HB 1099 by Representative Aristide are similar measures that will prohibit a guardian from restricting the ability of an adult ward's ability to maintain contact with a person except under specific circumstances; require a guardian to provide a ward with notice of a change in residential setting; and require an initial guardianship plan to identify persons entitled to certain information. SB 1088 received 3 committee referrals. HB 1099 received 3 committee referrals. **This measure died in committee when the Legislature reached the end of the 60th day.**

Charitable Giving: CS/SB 1338 by Senator Burton and HB 1475 by Representative Boyles are companion means that will prohibit a charitable organization that accepts contributions pursuant to donor imposed restrictions for violating the terms of the restrictions. SB 1338 has been amended and passed by its committees of reference and is pending on the Senate Calendar. HB 1475 received 3 committee referrals. **This measure died in committee when the Legislature reached the end of the 60th day.**

Serving as PR after a Felony Conviction: HB 1459 by Representative Gantt and SB 1606 by Senator Jones are similar measures that will create an exception to allow a person convicted of

a felony who is not currently incarcerated to serve as a personal representative if they have a specified relationship to the deceased. The Section opposed the legislation as initially filed, and at the Sponsor's request, the Section offered technical comments on the legislation. HB 1459 received 3 committee referrals. SB 1606 received 3 committee referrals. **This measure died in committee when the Legislature reached the end of the 60th day.**

Community Associations: CS/SB 1498 by Senator Bradley will make a series of clarifying changes to the Condominium Act confirming that video conferences are open to unit owners; providing that electronic voting designations may include an independent website or Internet web portal; and clarifies that SIRS applies to buildings of 3 "habitable" stories or more. The legislation also makes conforming changes to the Cooperative Act applying SIRS to buildings of 3 habitable stories or more in height. CS/SB 1498 received 3 committee referrals and was amended and passed by its first committee of reference. **This measure died in committee when the Legislature reached the end of the 60th day.**
