



Legislative Update

2026 FEPPA – Winter Conference

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FLORIDA DEPARTMENT OF
EDUCATION
fldoe.org

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2026 Legislative Session

- Session begins
 - 13 January 2026
- Session concludes
 - 13 March 2026





Bills OEF Is Watching

- SB 250/HB 723: Rural Communities/Counties
- SB 320/HB 963: Admin Efficiency in Public Schools
- SB 424/HB 6023: Educational Facilities
- SB 498/HB 283: School Zone and Pedestrian Safety
- SB 526/HB 405: Commercial Construction Projects
- SB 824/HB 1147: Charter Schools/Facilities
- SB 936/HB 553: Temporary Door Locking Devices
- SB 1170: Education
 - HB 859: Exceptional Students and Video Cameras in PS

Bills OEF Is Watching

- SB 1218: Building Requirements of Certain Structures
 - HB 911: Florida Building Code Construction Requirements
- SB 1234/HB 803: Building Permits and Inspections
- SB 1264/HB 833: Private School Facilities
- SB 1646: Educational Facilities
- SB 1704/HB 1437: Charter Schools
- SB 1738: Educational Facilities
- HB 1071: Education
- HB 1321: Educational Facilities

Rural Communities

SB 250/HB 723 (Compare)

- Adds additional services consortiums can offer
 - College, career, and workforce development
- Special Facilities Project process changes
 - Pulls participation costs from charter school funding equation
 - Removes participation payback before reapplying
 - Requires six years of maximum millage (3 years before and 3 years after)

- SB 250 passed, with House
- HB 723 referred to 4 committees

Administrative Efficiency in Public Schools

SB 320/HB 963 (Identical)

- 1.5 mils can be used on operational/capital purposes
 - Removes language on what 1.5 mils can be spent on
- Proceeds from sales or leasing airspace owned by colleges shall be used for capital outlay purposes
 - Does not mention school districts
- Removes most work plan definitions
 - “Long range” plan will be submitted to the department
- Local governments may review facilities plan
- Removes survey from the facilities plan

Administrative Efficiency in Public Schools

SB 320/HB 963 (Identical)

- Removes requirement to reuse construction documents
- Repeals life-cycle cost analysis
- Adds FISH and COFTE data when doing remodeling projects rather than survey***

- SB 320 passed, with House
- HB 963 referred to 4 committees

Educational Facilities

SB 424/HB 6023 (Identical)

- Removes a few portions of definitions
 - Part of what a “persistently low performing school” is
 - Part of what a “school of hope” is
- Removes ability for a School of Hope to colocate inside a public-school facility

- SB 424 referred to 3 committees
- HB 6023 referred to 3 committees

School Zone and Pedestrian Safety

SB 498/HB 283 (Identical)

- Crosswalk design and construction for roads over 35 MPH and not at an intersection must conform to
 - Most recent version of the Uniform Traffic Control Devices
 - Chapter 4J “Pedestrian Hybrid Beacons”
 - Any other applicable standards of the department
 - Chapter 4L “Rectangular Rapid Flashing Beacons”
 - Chapter 4S “Flashing Beacons”
 - Chapter 4U “In-Roadway Warning Lights”
 - Shall be used in conjunction with 4L or 4S



- SB 498 referred to 3 committees
- HB 283, passed 1 of 3 committees

Commercial Construction Projects

SB 526/HB 405 (Similar)

- Makes void for a public contract to waive rights to recover costs, damages, or equitable adjustments, or obtain time extensions
- Statewide uniform commercial building permit
 - Must be accepted and not altered
- Defines “Commercial construction project”
 - Institutional – Seen both educational and not
- Reduces fees for using private provider for plans review/inspections services
 - 50% to 75% depending on circumstances

- SB 526 passed 2 of 3 committees
- HB 405 with the Senate

Charter Schools/Facilities

SB 824/HB 1147 (Identical)

- Meet two criteria
 - Decrease in enrollment, year over year for 3 years
 - Own vacant land for 3 or more years
- Must have an agreement to build a school with developer by 1 July 2027, otherwise
 - Offer vacant land to Charter Schools (CS) in district
 - 60 days: offer land to CS within the district
 - 120 days for CSs to provide proposal to construct a CS
 - 60 days for district to award vacant land

DELETE ALL AMENDMENT

- SB 824 referred to 3 committees
- HB 1147 referred to 2 committees

Charter Schools/Facilities Amendment

SB 824/HB 1147 (Identical)

- “Unimproved real property”
 - Any parcel, owned in whole or in part, which contains no vertical improvements
- Vacant land report
 - District (30 June of each year)
 - Parcel identification number
 - Acreage
 - Location by address or a geographic description
 - Date of acquisition
 - Price paid at acquisition
 - Current or planned use, if any; and
 - Fair market value

Charter Schools/Facilities Amendment

SB 824/HB 1147 (Identical)

- State (1 December of each year)
 - Total statewide acreage of all unimproved real property
 - Aggregate statewide fair market value of such property
 - A district-by-district breakdown, including all of the following:
 - Total number of parcels
 - Total acreage
 - Total fair market value
 - A list of parcels by parcel id number and acreage
 - Intended use of the unimproved real property, if any
 - Recommendations the department determines relevant to effective statewide land utilization or long-range facilities planning
- Subject to the oversight enforcement authority

• SB 824 referred to 3 committees

• HB 1147, passed 1 of 2 committees ¹⁷

Temporary Door Locking Devices

SB 936/HB 553 (Similar)

- Used only in temporary or emergency situations
- Engaged or removed
 - Without opening the door
 - From the egress side without the use of a key
 - From the ingress side with the use of a key/credential
- Does not modify the door closer, panic hardware
- Not permanently mounted on the door
- Does not affect fire rating of the door
- Can be any height if not violating any other law***

Temporary Door Locking Devices

SB 936/HB 553 (Similar)

- Can be removed with a single operation
- Florida Building Commission shall incorporate into the Florida Building Code
- Must be in school's safety plans

- SB 936 passed 1 of 3 committees
- HB 553 referred to 3 committees

Exceptional Students and Video Cameras

SB 1170/HB 859 (Similar)

- Removes pilot program and extends to all districts
- Deals with “Self Contained Classrooms”
- Parents may request a video camera be installed in the room
- District shall develop a process to respond to such requests
- If no policy
 - Will do so at the next regularly scheduled meeting
 - No more than 60 days after first request

- SB 1170, passed 1 of 3 committees
- HB 859, passed 2 of 3 committees

Building Requirements of Certain Structures

SB 1218/HB 911 (Similar)

- Requires structures designed or used as hurricane shelters be built to 160 MPH winds (current requirements are up to 200 MPH in the panhandle and 220 MPH in South Florida), includes
 - Exterior walls
 - Roof
 - Outside doors
 - Skylights
 - Glazing
 - Glass block

- SB 936 referred to 3 committees
- HB 911 referred to 2 committees

Building Permits and Inspections

SB 1234/HB 803 (Similar)

- Inspection fees may not be based on the total cost of the project and may not exceed actual inspection costs
- Must be able to submit applications electronically
- Local government cannot add additional forms beyond those required at registration
- Building official cannot review plans/documents a private provider determined to be compliant w/code
- Local jurisdiction cannot charge fees related to reinspection or administrative fees for reinspection

Building Permits and Inspections

SB 1234/HB 803 (Similar)

- Building official cannot verify license or insurance or supervise a private provider
- Cannot limit the use of virtual inspection by private providers
- Building Commission will adopt uniform permit application
- Be careful – lots of references to residential

- SB 1234 passed 1 of 3 committees
- HB 803 passed 1 of 3 committees



Private School Facilities

SB 1264/HB 833 (Similar)

- Allows private schools with less than 150 students
 - To be considered a permitted use in all zoning districts
 - May operate in a facilities that is subject to and complies with the same occupancy requirements as
 - A-1, A-3, B, and M
 - Checking to see if category E was inadvertently left out
 - May operate in a facility that is an existing assembly, day care, mercantile, or business occupancy
- A sprinkler is not required in any fire area or area below the level of exit discharge if every classroom has at least one exterior exit door at ground level

- SB 1264 referred to 3 committees
- HB 833, passed 1 of 3 committees

Educational Facilities

SB 1646/HB XXX (XXXXX)

- Changes to special facilities processes
 - OEF will participate in design reviews/construction site visits
 - OEF will create a standardized selection process for Architectural and Construction Manager contracts
 - OEF will review all selection documents
 - Can override selection, if needed
 - School boards can enter into a contingency contract

Educational Facilities

SB 1646/HB XXX (XXXXX)

- Changes time from 90 to 120 days to sign a contract
 - Provides a 60 day rather than 90 day extension
- Removes the Phase I approval by the district school board requirement prior to the committee meeting
- Extends cost per student station limitation pause from 2028-2030

- SB 1646 passed 1 of 3 committees
- HB XXX has no companion bill

Charter Schools / Charter School Funding

SB 1704/HB 1437 (Similar)

- Further defines the charter school that is exempt from fees for permits, building/occupational licenses, impact fees, service availability fees and assessments for special benefits
 - Charter has been approved by the sponsor and governing board

- SB 1704 referred to 3 committees
- HB 1437 referred to 3 committees

Educational Facilities

SB 1738/HB XXX (XXXXXX)

- Creates a workgroup with the following members
 - Educational Facilities
 - Safe Schools
 - One state university
 - Law enforcement
 - Florida Building Commission
 - District facilities directors
- Provide recommendations to reduce misconduct between students and teachers and between students to include
 - Physical plant configurations
 - Lighting
 - Windows
 - Doors
 - Mirrors
 - Cameras

- SB 1738 referred to 3 committees
- HB XXXX referred to X committees



Education

SB XXXX/HB 1071 (XXXXX)

- A district may not spend funds regardless of source with an organization that discriminates based on race, color, sex, disability, national origin, or religion
- A district may not spend state/federal funds that promote, support, or maintain programs/activities that
 - Violate 1000.05
 - Advocate for diversity, equity, and inclusion
 - Promote or engage in political or social activism
- Removes the ability to use a temporary door lock
- Requires review/revision of space requirements in SREF

• SB XXXX has no companion bill

• HB 1071 passed 2 of 3 committees 29

Educational Facilities

SB XXXX/HB 1321 (XXXXX)

- Eliminates the Office of Educational Facilities
- The Department of Education will no longer be
 - Collecting facility inventories
 - Working with the FL Building Commission for code updates
 - Providing training, tech assistance, or code interpretation
 - Doing design plan reviews
 - Providing guidance on surveys
 - Doing SMART plan reviews
 - Consulting with the Fire Marshal regarding educational facilities

Educational Facilities

SB XXXX/HB 1321 (XXXXX)

- Districts and State Colleges will no longer have
 - To obtain public comments for facility work program
 - A facilities work plan prior to adopting a budget
 - To periodically update FISH
 - To consult w/local government when creating facility plans
 - Must do so prior to adopting
 - To reuse design/construction docs for new a facility
 - To design facilities in accordance to SREF
 - To submit new cost of construction data
 - To complete life cycle cost analysis6

Educational Facilities

SB XXXX/HB 1321 (XXXXX)

- SREF no longer used
- Consultants who prepare a survey will be able to bid on projects
- Work plan reduced to 5-, 10-, and 20-year plans only
- Districts/colleges can make their own space requirements
- Relocatables do not have to comply with §1013.20
- Special facilities
 - Don't need a list of facilities
 - Don't need a survey recommendation

- SB XXXX has no companion bill
- HB 1321 referred to 4 committees

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