



Legislative Update

2026 FEFPA – Summer Conference

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FLORIDA DEPARTMENT OF
EDUCATION
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2026 Legislative Session

- Session
 - 13 January – 13 March 2026
- Special Session
 - 20 – 24 April 2026
 - Redistricting, Vaccinations
- Special Session
 - 12 May – 29 May 2026
 - Budget



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 1218: Building Requirements of Certain Structures
 - HB 911: Florida Building Code Construction Requirements

Bills OEF Is Watching

- 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

Bills OEF Is Watching

- SB 484/HB 1007: Data Centers
- SB 1628/HB 1217: ...Greenhouse Gas Emissions
- SB XXXX/HB 7031-E: Taxation

School District Unimproved Real Property

SB 824/HB 1147 (2026-122)

- Creates a new annual district report (date TBD)
 - Unimproved real property
 - Does not contain any vertical improvements
 - Any property owned as of 30 June of that year
 - Report contains
 - The parcel identification number
 - The acreage of the parcel
 - The address or descriptive location of the parcel
 - The date of acquisition of the parcel by the district
 - The current use of the parcel, if any
 - The fair market value of the parcel

School District Unimproved Real Property

SB 824/HB 1147 (2026-122)

- Creates a new triennial state report
 - First report due 1 December 2026 then every three years
 - Reports contain
 - The total statewide acreage of all unimproved real property
 - The aggregate statewide fair market value of such property
 - A district breakdown of unimproved real property, including:
 - The total number of parcels per district
 - The total acreage per district
 - The total fair market value of such parcels per district
 - Each parcel's identification number and acreage
 - Any trends or findings the department determines relevant to effective statewide land use or long-range facilities planning

[illegible]

Building Permits and Inspections

SB 1234/HB 803 (2026-63)

- Uniform statewide commercial building permit application for commercial construction projects
- Inspection fees may not be based on the total cost of the project and can't exceed actual inspection costs
- Local enforcement agency cannot require the contract as provision of permit application
- A political subdivision may not impose a glazing requirement of more than 15% of primary façade

Building Permits and Inspections

SB 1234/HB 803 (2026-63)

- Local government or building official may not require additional forms beyond those required at registration
- Local enforcement agency must create an electronic registration system for private providers (firms)
 - Cannot charge a registration fee
 - Private provider must register before conducting work
- If the local building official does not provide the notice within the prescribed time period, the permit must be deemed approved as a matter of law
 - Permit must be issued the next business day

Building Permits and Inspections

SB 1234/HB 803 (2026-63)

- Plans review and building inspection services by a private provider
 - If building inspections **OR** plans review are retained
 - Local enforcement must reduce permit fees by 25% minimum
 - If **BOTH** services are retained
 - Local enforcement must reduce permit fees by 50% minimum
 - If local enforcement agency does not reduce fees per above
 - Forfeit ability to collect any fee for commercial construction projects
 - The surcharge required by 553.721 F.S. must be calculated on the reduced fee amount

Building Permits and Inspections

SB 1234/HB 803 (2026-63)

- Must be able to submit applications electronically
- Local enforcement agencies may not review plans, construction drawings, or other related documents determined to be compliant by a private provider
 - Can only review for completeness
- Local jurisdiction cannot charge fees related to reinspection or administrative fees for reinspection if:
 - Local jurisdiction's audit inspection was before private provider's inspection
 - Any other administrative matter not involving detection of Building code violation or a Permit requirement

Building Permits and Inspections

SB 1234/HB 803 (2026-63)

- Local enforcement agency
 - Is not responsible for regulatory administration or supervision of building code
 - May not require additional verification of licensure or insurance requirements beyond required at registration
 - May not fail inspection for not have records on job site
 - Must have been submitted electronically
- Any qualified licensed individual can sign a certificate of compliance
 - Full time employee of the private provider firm

Building Permits and Inspections

SB 1234/HB 803 (2026-63)

- Local building official
 - May perform inspections if he/she has knowledge that the private provider did not perform the required inspections
 - Can't prohibit or limit private providers from using virtual inspections
 - If not prohibited by applicable code
 - Must give a min of 5 business days prior to an audit
 - Can't prohibit or discourage the use of a private provider (firm)*

Data Centers

SB 484/HB 1007 (2026-65)

- Large load customers shall be addressed through local comprehensive planning and land development
 - Local governments maintain authority to exercise powers and responsibilities
 - Large load customers may not be considered an electric substation
- Must mitigate risk of ratepayers paying for large load customer's demands
- Large load customer has monthly peak load of 50MW
 - Calculated as the highest average load over 15 minutes

...Greenhouse Gas Emissions

SB 1628/HB 1217 (2026-45)

- A government entity may not
 - Enact or enforce a resolution, ordinance, rule, code, or policy to support a net zero policy
 - Use public funds that support a net zero policy
 - Impose any charge (tax, fee, penalty, offset, or assessment) to advance a net zero policy
 - Implement, administer, or enforce any program or join any organization that supports a net zero policy or cap greenhouse emissions
- Does not prevent utility owners from passing rules, regulations, or policies applicable to law

Taxation (Florida Colleges/Universities)

SB XXXX/HB 7031-E

- Tax refund for contractor purchased tangible personal property (must become part of the PW system)
- Must request a refund through the department
 - Must be reimbursed within 30 days of formal approval
- Must file refund application quarterly and includes:
 - Name/address of college/university
 - The identity of the public works project(s)
 - Name/address of each contractor who acquired property
 - Copy of institution's exemption certificate
 - Total amount refund requested

Taxation (Florida Colleges/Universities)

SB XXXX/HB 7031-E

- The Department of Revenue
 - Shall adopt rules to govern the program
 - May establish guidelines to show the qualification for the exemption and refund
- The college/university must
 - File the application under oath that it will follow the statute, rules, and guidelines
 - Acknowledges its liability for any tax, penalty, or interest for tax refunded to the institution that was later determined by the department to be owed



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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)

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***

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

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 1 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

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

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

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 1218 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

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 referred to 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

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 1321 passed 2 of 3 committees

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 analysis
 - To submit new cost of construction data

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