



2025 Legislative Session Overview



Removing Squatters from Commercial Properties

- SB 322 is an expansion of last year's residential squatter legislation.
- It helps commercial property owners remove illegal squatters more easily by letting owners file complaints with the sheriff, allowing immediate evictions, increasing penalties for property damage, and preventing fake property listings.
- Sheriff can immediately remove squatters after verified complaint filed by property owner/agent.
- Owner subject to perjury, damages, and attorney fees if wrong.
- **The bill has been signed by the governor and will become effective on July 1.**



Helping Vacation Rental Owners Remove Squatters

- SB 606 would make it easier for public lodging establishment operators (hotels and vacation rental owners) to remove problem guests by:
 - Clarifying when a stay is temporary.
 - Setting clear removal rules.
 - Allowing police to arrest guests who refuse to leave.
- **The bill has been signed by the governor and will become effective on July 1.**



Preserve and Protect Florida's State Parks

- HB 209 updates Florida's management of state parks by:
 - Prioritizing conservation-based recreational use,
 - Restricting environmentally harmful construction in state parks such as golf courses, tennis and pickleball courts, ballfields and large facilities like lodges.
 - Permitting camping cabins only if they do not harm natural resources.
- It also establishes new timelines for public hearings.
- **The bill has been signed by the governor and will become effective on July 1.**



Making it Easier for Landlords and Tenants to Communicate

- HB 615 allows landlords and tenants to send notices electronically via email if both parties agree through an addendum to the rental agreement.
- This agreement may be revoked at any time by either party with written notice.
- Notices are considered delivered when sent unless they are returned as undeliverable.
- The bill requires the sender to maintain a copy of the electronically sent notice and evidence of its transmission.
- **The bill has been signed by the governor and will become effective on July 1.**



Additional Transparency in Condo Transactions

- HB 913 is intended to ensure a smooth transition to safer buildings and increased financial health.
- One provision in the bill is a Realtor priority designed to improve street address transparency – condominium associations would be required to include approved BOD meeting minutes for the preceding 12 months on their website.
- This will help prospective purchasers learn of special assessments that have not yet been formally adopted.
- The bill also extends a buyer's right to cancel the contract to seven days after receipt of the governing documents.
- This increased transparency will help reduce post-closing litigation.
- Effective July 1, 2025, if it becomes law.



Limiting Negative Consequences of Lookback Periods

- SB 180 requires cities and counties to have a webpage dedicated to a hurricane and storm recovery permitting guide for residential and commercial property owners.
- This guide must include elevation requirements following substantial damage and substantial improvement in accordance with the National Flood Insurance Program (NFIP).
- The bill also prohibits local governments participating in the NFIP from adopting or enforcing lookback periods.
- Effective July 1, 2025, if it becomes law.



Increasing Transparency of Flood Risk

- SB 948 requires landlords to provide the existing seller flood disclosure to tenants at or before they sign a lease for one year or longer.
- Condominium developers, cooperative developers, and mobile home park owners will also be required to provide the disclosure to prospective purchasers.
- This disclosure will help renters and buyers make more informed decisions about a property and reduce the number of legal disputes that occur.
- Effective October 1, 2025, if it becomes law.



Business Rent Tax Eliminated

- As part of the ongoing budget negotiations, legislative leaders have indicated that they have reached an agreement that would include the **ELIMINATION** of the Business Rent Tax.
- They have reported that this elimination would result in \$900 million in tax relief for businesses throughout Florida.
- We are still waiting on specific details regarding this news and will report that to you when it is made public.



Hometown Heroes Housing Program

- The Florida Legislature is still in session working to finalize the 2025-26 Fiscal Year budget.
- This work includes an agreed upon amount of \$50 million in **NEW** funding for the successful Hometown Heroes Housing program, which helps first-time homebuyers in Florida purchase their first home.



My Safe Florida Home/Condo Programs

- The Florida Legislature is still in session working to finalize the 2025-26 Fiscal Year budget.
- This work includes funding for the popular My Safe Florida Home and My Safe Florida Condominium programs.
- While we have heard that additional funding for the programs is likely to be included in the budget, we are still waiting on details of those amounts.
- Once funding numbers are finalized, we will report those to you.



Affordable Housing Program Funding

- The Florida Legislature is still in session working to finalize the 2025-26 Fiscal Year budget.
- This work includes funding for the State Housing Initiatives Partnership (SHIP) and the State Apartment Incentive Loan program (SAIL) programs.
- SHIP includes downpayment and closing cost assistance programs for low income Floridians.
- SAIL helps build affordable rental housing.
- The legislature has published agreed upon amounts for these programs as follows:
 - SHIP = \$163.8 million
 - SAIL = \$71.2 million



Water Quality Funding

- The Florida Legislature is still in session working to finalize the 2025-26 Fiscal Year budget.
- Once water quality funding numbers are finalized, we will report those to you.



Additional Legislative Accomplishment

- HB 805 and SB 1770, also called the “Access to Fair and Transparent Real Estate Listings Act,” would have required real estate brokers to advertise or market listed properties on a publication, platform, or website that is broadly accessible to the general public” within one calendar day of the term of the listing agreement – unless the seller specifically directs the licensee otherwise.
- FREC would also have been required to create an opt-out form for sellers.
- Neither bill was heard in their respective committees of reference.