



Florida Stormwater Association

Florida Legislative Session Review

June 12, 2025
11:00 a.m. – 11:45 a.m. (Eastern)

www.florida-stormwater.org



Today's Overview

- 2025 Session Status Review.
- Focus on *Water-Related Legislation* of interest to local stormwater programs.
- HB 683, SB 180, & SB 108 “Deep Dive”
- What's Next in 2025/2026.



Florida Stormwater Association
FINAL 2025 Priority Issues – 2025

Detailed information on the below and other bills may be found on the [FSA Legislative Page](#).

Construction Regulations (SB 712/HB 683) – Oppose (PASSED)

Requires FDEP to create state standards and a rule for the installation of synthetic turf and then prohibits local governments from enforcing any rules beyond these new FDEP standards on lots one acre or less.

Administrative Procedures (SB 108/HB 433) – Monitor (PASSED)

Makes significant updates to state procedural rules, new notification procedures, and agency reviews to reduce overall number of rules in place.

Mitigation Banking (SB 492/HB 1175) – Monitor (PASSED)

Updates rules for mitigation banking and allows for the use of credits outside of the service area to be used for a project and requires more annual reporting by state mitigation banks.

Utility Relocation (SB 818/HB 703) – Monitor (PASSED)

Requires utility owners to submit a utility relocation schedule when completing maintenance projects and bill will increase costs to utilities for certain projects when interference circumstances take place.

Nature-based Methods for Improving Coastal Resilience (SB 50/HB 371) – Support (FAILED)

Requires FDEP to adopt rules for nature-based resilience methods and develop more streamlined permitting processes for green infrastructure projects.

Emergencies (SB 180/HB 1535) – Support (PASSED)

House Emergency Bill amended with revised flood protection and restoration work, including the removal of MS4 responsibility. Requires FDEP to develop Flood Inventory and Restoration Report and submit to DEM on bi-annually. **Emergencies bill included language from SB 810 that was later amended to remove MS4 requirements to address flooding.*

State Land Management (SB 80/HB 209) – Support (PASSED)

Provides further protections for state parks, in terms of what types of building can be done in certain parks and increases the review process and notification for any building that takes place in a state park.

Sanitary and Stormwater System Standards (SB 1436/HB 739) – Oppose (FAILED)

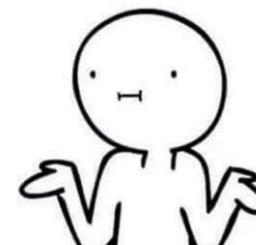
Requires all sanitation and stormwater systems, including lateral and sewer pipes, to adhere to FDOT Standards. Requires final inspections to be completed by inspectors not involved with the project.

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2025 Session

- Interim meetings December 2024, January & February 2025.
- “*Scheduled*” Session kickoff March 4, 2025.
- “*Scheduled*” Last day (“*Sine Die*”) May 2, 2025.
- Governor called Special Session – January 27, 2025.
- Legislators Special Session – January 27, 2025.
- Session extended (Budget focus) –

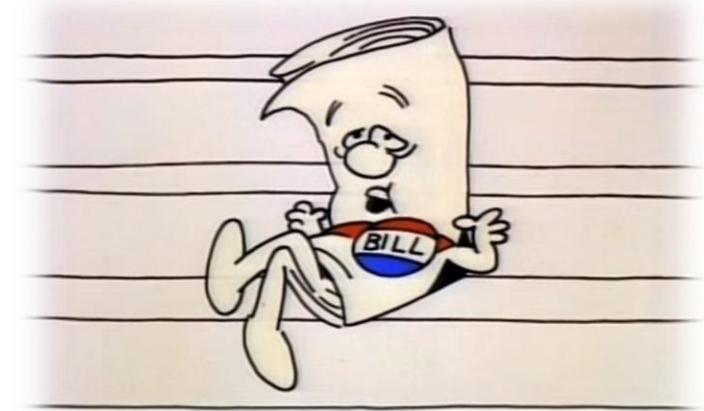




2025 Session (continued)

- Session Stats.
 - 1,952 Bills submitted.
 - 255 Bills passed. (~13% passed)
 - Vetoed bills = 1*

**As of May 30th*





2025 Priority Issues – Failed Bills

- ✗ **SB 1436/HB 739 – Sanitary and Stormwater System Standards.**
Senate – McClain/House – Grow
- ✗ **SB 1548/HB 1477 – Florida Building Code.**
Senate – Leek/House – Partington
- ✗ **SB 432/HB 771 – Local Government Assessments.**
Senate – McClain/House – Steele
- ✗ **SB 1128/HB 1035 – Building Permits for a Single-family Dwelling.**
Senate – Ingoglia/House – Esposito
- ✗ **SB 1646/HB 1575 – Water Quality Improvements.**
Senate – Berman/House – Driskell
- ✗ **SB 50/HB 371 – Nature-based Methods for Improving Coastal Resilience.**
Senate – Garcia/House – Mooney





2025 Priority Issues – Passed Bills

- ✓ **SB 80/HB 209 – State Land Management.** Support
Senate – Harrell/House – Snyder
- ✓ **SB 712/HB 683 – Construction Regulations.** Oppose
Senate – Grall/House – Griffitts Jr.
- ✓ **SB 492/HB 1175 – Mitigation Banking (Land Development).** Monitor
Senate – McClain/House – Duggan
- ✓ **SB 818/HB 703 – Utility Relocation.** Monitor
Senate – McClain/House – Robinson





2025 Priority Issues “Deep Dive”

- 712/HB 683 – Construction Regulations. Oppose**
Senate – Grall/House – Griffitts Jr.
- SB 108/HB 433 – Administrative Procedures. Monitor**
Senate – Grall/House – Overdorf
- SB 180/HB 1535 – Emergencies Bill. Support**
Senate – DiCeglie/House – McFarland

Why the Deep Dive???

- Another preemption on local governments (HB683).
- Impacts to regulatory structure (SB108).
- Impacts to local government planning (SB180).



2025 Priority Issues

HB 683 – Construction Regulations (“*Synthetic Turf Bill*”)

- Initial bill had the following:

(2) A local government may not adopt or enforce any ordinance, resolution, order, rule, or policy that prohibits, or is enforced so as to prohibit, a property owner from installing synthetic turf on his or her land.

(3) A local government may not adopt or enforce any ordinance, resolution, order, rule, or policy that regulates synthetic turf installed in single-family residential areas 1 acre or less in size.

(4) The Department of Environmental Protection may adopt rules to implement this section.

= *Another significant push to local government preemption...but things did change for the better...*



2025 Priority Issues

HB 683 – Construction Regulations

- Final bill had the following:
 - (2) The Department of Environmental Protection shall adopt minimum standards for the installation of synthetic turf on single-family residential properties 1 acre or less in size. The standards must take into account material type, color, permeability, stormwater management, potable water conservation, water quality, proximity to trees and other vegetation, and other factors impacting environmental conditions of adjacent properties.
 - (3) Upon the Department of Environmental Protection adopting rules pursuant to subsection (4), a local government may not:
 - (a) Adopt or enforce any ordinance, resolution, order, rule, or policy that prohibits, or is enforced to prohibit, a property owner from installing synthetic turf that complies with Department of Environmental Protection standards adopted pursuant to this section which apply to single-family residential property.
 - (b) Adopt or enforce any ordinance, resolution, order, rule, or policy that regulates synthetic turf which is inconsistent with the Department of Environmental Protection standards adopted pursuant to this section which apply to single-family residential property.
 - (4) The Department of Environmental Protection shall adopt rules to implement this section.



2025 Priority Issues

SB 180 – Emergencies Bill

- Key FSA component - Flood Inventory and Restoration Report.
 - FDEP will develop and implement plan, and report to FDEM.
 - Key session outcome = MS4 language removed from final bill.
- Local government planning revisions:
 - Counties listed in disaster declarations for hurricanes Debby, Helene and Milton (...so all counties) – continued limitation on more stringent building regulations.
 - Limits local governments from adopting/enforcing ordinance which includes “cumulative substantial improvement period.” (includes a retroactive clause).

= Overall, could greatly impact resiliency planning.



2025 Priority Issues

SB108 – Administrative Procedures.

- Direct impact to state government planning for rule development – both past and present.
 - Agency workshops must now include information gathering for statements of estimated regulatory costs
 - Expands ability (and who) can challenge a proposed rule developed through negotiated rulemaking.
 - Requires agencies to disclose any offered lower-cost regulatory alternatives to the Administrative Procedures Committee before adoption.
 - Agencies now must systematically review existing rules and annually provide report to the Joint Administrative Procedures Committee (JAPC).

During session – extreme concepts posted:

- *Sunset provisions, removal of significant % of existing rules, full review of existing rules...*
- *Majority of concepts not included in SB108.*



2025 Priority Issues

...one more to keep an eye on...

HB 1461 Department of Business and Professional Regulation

- HB 1461 failed BUT components included in other bills (SB 110/HB 991).
- HB 1461 included sweeping de-regulation of boards, including Public Engineers.
 - **Would remove standing board and move oversight to DBPR.**
 - **Would remove need for continuing education requirements.**

*Deregulation/Removal of boards could be a significant 2026 session topic.



What to Anticipate Next...

2025

- Follow end of session/watch budget discussions.
- Future JAPC meetings (may include discussions on rules), watch for deregulation discussions.

2026

- ✓ Preemption philosophy
- ✓ De-regulation/Rules
- ✓ Stormwater/Flooding
- ✓ Funding



Questions?

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