

COCONUT CREEK
PROPOSED 2026 STATE LEGISLATIVE AGENDA

SUPPORT City of Coconut Creek Appropriations Requests:

- Coconut Creek Northeast Utilities Expansion - HF 2878; LFIR Pending
- Coconut Creek Public Courtyard Renovations - HF 2879; LFIR 2075
- Coconut Creek Recreational Facility Repairs - HF 2875; LFIR 2076
- Coconut Creek Stormwater Infrastructure Improvements - HF 2876; LFIR 2077
- Coconut Creek Wastewater Infrastructure Improvements - HF 2877; LFIR 2080

Property Taxes / City Revenues:

- **OPPOSE any ballot proposals to reduce property taxes that do not adequately account for cost shifts onto businesses and rental properties and would lead to local governments losing the ability to afford to provide important public safety and government services, lowering the quality-of-life of residents. (FLC)** Governor and Senate proposals have not been released. Further, no accompanying Implementing Legislation has been drafted for any of the proposals. We are monitoring the following House proposals:
 - **HB 209 Property Insurance Relief Homestead Exemption Non-school Property Tax**
 - Adds a new \$200,000 exemption for homestead properties insured under a comprehensive multiperil policy, on top of the existing non-school ad valorem tax exemption. Indexed for inflation.
 - Prevents local governments from decreasing total funding for law enforcement, firefighters, and other first responders below the higher of their 2025–2026 or 2026–2027 funding levels, as determined in an implementing bill in the 2027 Legislative Session, after voter approval
 - Specific Estimated Impact to the City: (\$11,865,012.00) -26.6%
 - Statewide Impact: - \$6.6 billion, - recurring \$8.6 billion in FY 2027-28
 - *Status: Passed 2 of 3 House Committees*
 - **HB 201 Elimination of Non-school Property Tax for Homesteads**
 - Exempts homestead properties from all ad valorem taxes, other than those levied by school districts.
 - Prohibits counties and municipalities from reducing law enforcement budgets below the higher of their 2025–2026 or 2026–2027 funding levels.
 - Specific Estimated Impact to the City: (\$15,772,949.00) -35.4%
 - Statewide Impact: -\$14.1 billion, recurring - \$18.3 billion in FY 27-28
 - *Status: Passed 2 of 3 House Committees*

- **HB 203 Phased Out Elimination of Non-school Property Tax for Homesteads**
 - Annually raises the homestead exemption for non-school ad valorem taxes by \$100,000 for 10 years. Full elimination in 2037.
 - Prohibits counties and municipalities from reducing law enforcement budgets below the higher of their 2025–2026 or 2026–2027 funding levels.
 - Specific Estimated Impact to the City: (\$15,772,949.00 over course) -35.4%
 - Statewide Impact: - \$4.4 billion, - recurring \$13.3 billion in FY 27-28
 - *Status: Passed 1 of 3 House committees*
- **HB 205 Elimination of Non-School Property Tax for Homesteads for Persons Age 65 or Older**
 - Creates a statewide homestead exemption from all ad valorem taxes other than school district levies for owners who have attained age 65, striking prior optional exemptions
 - Prohibits counties and municipalities from reducing law enforcement budgets below the higher of their 2025–2026 or 2026–2027 funding levels.
 - Specific Estimated Impact to the City: (\$3,254,710.00) -7.3%
 - Statewide Impact: - 5.1 billion, -recurring \$6.7 billion in FY 27-28
 - *Status: Passed 2 of 3 House committees*
- **HB 211 Accrued Save-Our-Homes Property Tax Benefit for Non-school Property Tax**
 - Removes the \$500,000 cap on the transferable Save-Our-Homes benefit for county and municipal levies, allowing the full accrued benefit to apply upon establishing a new homestead
 - Prohibits counties and municipalities from reducing law enforcement budgets below the higher of their 2025–2026 or 2026–2027 funding levels.
 - Specific Estimated Impact to Broward County: -.1%
 - Statewide Impact: -\$42.7 million, -recurring \$336.8 million in FY 27-28
 - *Status: Passed 2 of 3 House Committees*
- **HB 207 Assessed Home Value Homestead Exemption of Non-school Property Tax**
 - Introduces a new 25% homestead exemption for levies other than school district levies, applied after existing exemptions. Excludes the 25% from annual inflation.
 - Prohibits counties and municipalities from reducing law enforcement budgets below the higher of their 2025–2026 or 2026–2027 funding levels.
 - Statewide Impact: - \$3.5 billion, - recurring \$4.6 billion in FY 27-28
 - *Status: Passed 1 of 3 House Committees*

- **HB 213 - Modification of Limitations on Property Assessment Increases**
 - Raises the maximum permissible non-homestead property assessment increase from 10% to 15%, applying once every three years rather than annually
 - Prohibits counties and municipalities from reducing law enforcement budgets below the higher of their 2025–2026 or 2026–2027 funding levels.
 - Statewide Impact: - \$1.7 billion, - recurring \$5.2 billion in FY 27-28
 - *Status: Passed 1 of 3 House Committees*
- **HB 215 - Ad Valorem Taxation**
 - Allows a married couple to combine each spouse's prior homestead difference toward their new homestead, up to a combined \$500,000 limit. Requires a two-thirds vote of the governing body to increase the prior year's adopted millage rate. Authorizes the Department of Revenue to adopt emergency rules to implement these changes
 - Statewide Impact: - \$44.5 million, - recurring \$112.6 million in FY 27-28
 - *Status: Passed 1 of 3 House Committees*
- **OPPOSE HB 103/SB 122 Local Business Taxes, as currently written**
 - HB 103/ SB 122 fully repeals local business taxes
 - A better solution could be guardrails placed on expenditures to ensure businesses are benefiting from the tax.
 - *Status: Each has passed 1 of 3 committees*

Home Rule:

OPPOSE (as currently written):

- **HB 605 - Prohibited Uses of Public Funds by Political Subdivisions**
 - Prohibits the use of public funds by a political subdivision to fund any not-for-profit entity or organization
 - *Status: Referenced to only 2 House committees, No Senate bill yet*
- **HB 105/ SB 588 - Local Government Enforcement Actions**
 - Creates new sections in Florida law to define and forbid enforcement actions deemed arbitrary or unreasonable by a court. Requires local governments to respond to a subject's request for review of an enforcement action within 30 days, with failure to respond providing a cause of action. Allows courts to award reasonable attorney fees and costs, grant damages up to \$50,000, and issue injunctive relief if an enforcement action is found to be arbitrary or unreasonable
 - *Status: Referenced to 3 committees each.*
- **SB 718/ HB 479 - Water Management**
 - Preempts local laws, regulations, and policies concerning water quality and quantity, pollution control, pollutant discharge, and wetlands exclusively to the state. Requires DEP to notify the CFO if a local

government adopts conflicting policies, prompting a withholding of state funds.

- *Status: Referenced to 3 committees each.*
- **HB 575 / HB 629 / SB 766 / SB 240 Auxiliary Containers**
 - Preempt local regulation of single-use auxiliary containers, establish uniform standards, and restrict certain containers on state lands
 - *Status: Referenced to 3 committees each. SB 240 passed 1 of 3 Senate Committees.*

Sovereign Immunity Limits:

- **OPPOSE drastic raises to sovereign immunity caps or language that would have the effect of removing caps altogether - which would jeopardize taxpayer dollars, open the City to frivolous litigation, and harm the City's ability to obtain affordable insurance coverage (FLC).**
 - **OPPOSE HB 145 Suits Against the Government**
 - HB 145 raises caps from \$200,000/\$300,000 to \$500,000/\$1m on Oct 1, 2026, and \$600,000/\$1.2m on Oct 1, 2031. Allows settlements above the cap without legislative action, which in practice eliminates caps altogether.
 - Raising the caps in alignment with CPI would be closer to \$300,000/\$500,000- which is a reasonable increase that would not have the same negative impact on taxpayers
 - Reforms can be made to claims bill process that can help victims receive more timely compensation when the government is at fault
 - *Status: Fast-tracked to House floor, No Senate bill yet*

E-911:

- **OPPOSE any efforts that would force countywide consolidation of E-911/public safety dispatch systems; remove a local jurisdiction's ability to make local decisions in the interest of the public safety of its residents, visitors, businesses, and public safety personnel; harm local investments and cost taxpayers more unnecessarily in exchange for less reliable public safety.**
 - Bills have not been filed yet

Growth Management/Development:

- **SUPPORT SB 840 - "Glitch Bill" that corrects mistakes made in SB 180 (FLC)**
 - Narrows the definition of "impacted local government" from those within 100 miles of a hurricane's track to those within 50 miles and requires inclusion in a federal major disaster declaration; Allows enforcement of certain amendments or development approvals sought by private property owners, required by law, or implementing floodplain management standards; Permits local governments to request proof of hurricane damage; Clarifies that changes to the Florida Building Code or local technical amendments remain allowable; Shortens the timeline during

which specified counties may not enact new moratoriums or land use restrictions and moves the expiration date for these provisions from 2028 to 2026

○ *Status: Referenced to 3 committees. No House bill yet.*

● **OPPOSE efforts to handicap local government ability to influence growth management/development at a local level in ways that are fair and consistent with the needs of residents and the local economy. This may involve influencing or opposing the following:**

○ SB 548 - Growth Management

■ Addresses raising impact fees in “extraordinary circumstances”

○ SB 208 - Land Use and Development Regulations

■ Defines “infill residential development” as parcels up to 100 acres meeting specified proximity and size requirements. Prohibits local regulations from denying or delaying residential projects based on compatibility concerns if the project adjoins existing residential development in the same land use category. Limits the applicability of building design regulations for single-family or two-family dwellings and clarifies what qualifies as an architectural review board. Requires administrative approval of infill residential development applications without public hearings if they meet current standards and maintain consistent density with surrounding properties. Treats qualifying infill residential projects as conforming uses regardless of the local government’s comprehensive plan or zoning. Prohibits local governments from charging certain fees or exactions as a condition of approval for residential developments and restricts fees to actual service costs while requiring public disclosure of fee schedules

○ HB 399 - Land Use and Development Regulations

■ Clarifies that “compatibility” applies to land uses within the same comprehensive plan category and replaces the term “negatively” with “adversely.” Prohibits local governments from conditionally approving infill or other residential projects based on a fee tied to construction or project costs and requires all such fees to be itemized, cost-limited, and published. Declares local regulations imposing fees in violation of these provisions null and void and provides definitions for “infill residential development” and “contiguous.” Bars local governments from denying or delaying residential developments for compatibility reasons if the site is next to comparable residential use. Directs OPPAGA to study the impact of removing the Urban Development Boundary or similar boundaries in certain counties, assessing growth control, economic benefits, and environmental protection, and to report findings to the Legislature

○ SB 48 / HB 313 - Housing

■ Requires local governments to adopt an ordinance allowing Accessory Dwelling Units by right in single-family residential zones by a specified date, prohibiting certain occupancy and parking requirements

- SB 354 / HB 299 - Blue Ribbon Projects (to the extent there are impacts to Coconut Creek)
 - Establish a new category of large-scale developments, “blue ribbon projects” with streamlined local approvals. 10,000 acres or more.
- **OPPOSE efforts to handicap local ability to ensure sound permitting processes and safe building structures. This may involve influencing or opposing the following:**
 - SB 526 / HB 405 - Commercial Construction Projects
 - Void clauses in public construction contracts that limit contractor recovery of costs or time extensions for delays caused by the awarding body, including concurrent delays; Create a uniform commercial building permit application to be used statewide and prohibit local modifications, while allowing standardized trade-specific and supplemental forms; Require local enforcement agencies to allow simultaneous permitting reviews and permit additional documentation only as necessary to ensure code compliance; Define commercial construction projects and require local enforcement agencies to reduce or forfeit permit fees for such projects when private providers perform plan review or inspection services
 - SB 750 - Alternative Plans Review and Building Inspection
 - Requires the local jurisdiction to reduce the permit fee by any cost savings realized for not performing services provided by a private provider. Eliminates the local government’s ability to charge a separate administrative fee for building inspection or plan review services.

Enterprise Funds:

- **OPPOSE any efforts that would handicap the ability of the City to responsibly manage its enterprise funds, charge fair prices for services, or that would raise costs for residents (FLC).**
 - SB 940 - Municipal Water and Sewer Utility Rates, Fees, and Charges
 - Removes the statutory 25% cap and total 50% excess limit on surcharges for out-of-boundary water and sewer services. Allows any existing bond covenant surcharges to remain only until related debts are retired, expired, or refinanced. Requires municipalities to submit a comprehensive rate study to the Department of Environmental Protection by January 1, 2028, and every 7 years thereafter, evaluating capital needs and cost fairness. Permits smaller municipalities (fewer than 10,000 utility customers) to petition for up to a 2-year extension on rate study completion due to undue financial or administrative burden
 - HB 225 - Consumer Fairness in Utility Rates
 - Require municipalities operating water or sewer utilities in other municipalities to impose identical base rates, fees, and charges on

consumers in both locations. Prohibit surcharges unless they are tied to specific documented costs and disclosed in writing to consumers at billing. Forbid using surcharges as a general revenue source or profit margin. Mandate that municipalities hold public hearings before establishing or adjusting utility rates or surcharges. Require municipalities to submit annual reports on surcharge revenue usage to the PSC. Gives PSC authority over rates, etc.

- HB 773 - Municipal Utilities

- Allows transferring public utility earnings for public utility purposes up to 10% of the general fund for customers within the municipality or a variable amount up to 10% for customers outside the municipality, subject to local referendum approval. Exempts the 10% limit during declared emergencies, provided amounts above 10% are repaid within 3 fiscal years. Prohibits using transferred earnings for nonpublic utility purposes and disqualifies municipalities from state infrastructure funds if they violate this prohibition. Requires municipalities to disclose in their budget and financial report any such transfer amount, the percentage of utility earnings involved, and the reason for the transfer

Public Records/Transparency:

- **OPPOSE HB 437**

- Creates new response requirements, cost estimate mandates, and enhanced penalties under Chapter 119 that would increase workload, costs, and litigation risk for municipalities.

Florida's Turnpike:

- **OPPOSE building out relevant portions of the Florida's Turnpike beyond 8 lanes without modifications necessitating an additional PD&E study or shifting the construction equally to the east side of the centerline of the Turnpike Main Line.**

SUPPORT:

- **Addressing loopholes in firearm statutes in light of changes to the application of open carry laws - HB 321 / SB 406 Carrying Weapons and Firearms.**
- **The direction of state funds towards school hardening, other school safety measures, and mental health at both K-12 and higher education institutions (Governor's Recommended Budget).**
- **Efforts to increase health care affordability, especially for senior citizens.**
- **Updates to Chapter 419, Community Residences, to create a model template for group home zoning regulations as supported by the Florida League of Cities.**
- **Efforts to combat the abuse of controlled substances and adding other harmful substances to the list of controlled substances.**

- **Transportation funding to the South Florida region.**
- **Efforts to support and fund mental and behavioral health services.**
- **State funding for: water quality, septic-to-sewer, and resiliency projects at the local level, FRDAP, affordable housing programs.**