



CITY OF
FORT LAUDERDALE

2026 End-of-Session Report

June 16, 2026

2026 Session at-a-Glance

The 2026 Regular Session adjourned without a final state budget or a property-tax plan, prompting three (3) special sessions – one on redistricting (Special Session D); a second on the state budget (Special Session E); and a third which places a property-tax constitutional amendment on the November 3, 2026 ballot (Special Session F).



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1,896

Bills filed

237

Passed both
chambers

\$114.5B

FY 2026–27 budget
(HB 5001E)

\$3.57M

Secured for City
projects

THREE SPECIAL SESSIONS FOLLOWED THE REGULAR SESSION

APR 28–29

Special Session D – Redistricting

Passed HB 1D mid-decade
congressional map; signed May 4, 2026.

MAY 11–29

Special Session E – State Budget

Passed the \$114.5B FY 2026–27 General
Appropriations Act.

JUNE 1-3

**Special Session F – Property Tax
Amendment**

Placed CS/HJR 1F on the November 3,
2026 General Election ballot.

City Appropriations – \$3.57M Secured

Of nine (9) City projects requested for FY 2026–27, six (6) received funding – three (3) fully and three (3) partially. Amounts remain subject to the Governor's line-item veto.



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Requested Project	Requested	In Budget
● Galt Mile Street Safety Improvements	\$1,250,000	\$1,250,000
● Fire Rescue Fireboat Replacement	\$643,078	\$643,078
● Substance Abuse & Mental Health Housing Treatment	\$250,000	\$250,000
● Las Olas Business District Safety & ADA Upgrades	\$1,000,000	\$500,000
● Aviation Technical Training Program	\$1,000,000	\$500,000
● Roadway Resurfacing Project	\$850,000	\$425,000
● Rio Vista & Lauderdale Harbors License Plate Readers	\$111,825	\$0
● Triplex Wastewater Pump Station Rehabilitation	\$3,650,000	\$0
● Sunrise Lane District Streetscape Improvements	\$1,600,000	\$0
Total	\$9,354,903	\$3,568,078

● Fully funded ● Partially funded ● Not funded

Property Tax – HJR 1F & SB 4F

Special Session F (June 1-3) placed a comprehensive homestead amendment on the November 3, 2026 ballot and enacted its implementing law. If sixty percent (60%) of voters approve, both take effect January 1, 2027.



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CS/HJR 1F	
Constitutional Amendment – Nov. 2026 Ballot	
–	Raises the non-school homestead exemption to \$150,000 (Jan. 1, 2027) and \$250,000 (Jan. 1, 2028); school millage unchanged.
–	New Florida residents (after Jan. 1, 2027) receive \$50,000 initially, then the full exemption after 5 years of residency.
–	Lowers the assessment cap on non-homestead residential (≤9 units) and other non-homestead property from 10% to 5% beginning Jan. 1, 2027.
–	Restricts county/municipal ad valorem revenue to specific uses: public safety, education, infrastructure, natural resources, debt service, retirement, and core operations.
–	Allows local governments to increase the exemption further by general law, up to all remaining assessed value.
–	Working-waterfront properties assessed at current use; Save Our Homes portability maintained.

CS/SB 4F	
Implementing Act – Property Tax Administration	
–	Amends s. 200.065(5), F.S., to revise how the maximum millage rate is calculated and the vote thresholds required to exceed it.
–	Reaffirms supermajority requirements (2/3 of governing body, unanimous, or referendum) to adopt a millage rate above the calculated maximum.
–	Updates definitions in s. 200.001 of “maximum total county/municipal ad valorem taxes levied” to conform to the new millage rules.
–	Reenacts statutes (ss. 218.12, 218.125, 218.136, F.S.) governing state offsets to fiscally constrained counties for ad valorem revenue losses.
–	Authorizes the HJR 1F ballot summary to exceed the 75-word limit, given the breadth of the amendment.
–	Takes effect upon becoming law; works in pari materia with HB 7031E (Special Session E tax package).

Property Tax – City Impact

If approved by sixty percent (60%) of Florida voters on November 3, 2026, CS/HJR 1F takes effect January 1, 2027. The fiscal impact will depend on final exemption levels, assessment caps, and the new restrictions on permissible uses of ad valorem revenue.



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CITY EXPOSURE – BENCHMARK

FY 28: \$17M*

FY 29: \$27.3M**

Estimated annual loss to the City under CS/HJR 1F beginning FY 28, with a higher exemption beginning in FY 29.

Property taxes fund general operations, public safety, infrastructure and parks.

* Based on \$150,000 exemption

** Based on \$250,000 exemption

PATH TO THE BALLOT & CITY ACTIONS

EDUCATION & COMMUNICATIONS PLAN

Robust communication to residents on potential homestead reforms and its effect on city services.

NOVEMBER 3, 2026

Statewide referendum.
Amendment requires sixty percent (60%) voter approval to take effect.

JANUARY 1, 2027

Effective date if approved.
New Article VII Sec. 9 use restrictions apply.

FISCAL YEAR 2028 BUDGET

Confirm final fiscal impact with Office of Management and Budget and Broward County Property Appraiser.

Key Enacted Bills Affecting the City



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SB 1134	Local Government DEI Ban Bars cities from funding or promoting DEI initiatives or staffing a DEI office; certifications required for contracts/grants by January 1, 2027.	<i>Ch. 2026-43 · Eff. Jan 1, 2027</i>
HB 399	Land Use & Development Regulations Ties development fees to actual cost; requires objective compatibility standards; written findings on denials. ULDR/fee-schedule updates needed.	<i>Ch. 2026-27 · Eff. Jul 1, 2026</i>
HB 803	Building Permits & Inspections Uniform state application; inspection fees tied to actual cost; 5-business-day response for projects <\$15,000; expanded private-provider role.	<i>Presented to Governor</i>
HB 1329	Local Government Finances (“Financial Transparency Act”) Mandates expanded online posting of budgets, quarterly compensation reports, and annual budget reduction workshop; impact-fee changes.	<i>Eff. Jan 1, 2027</i>
HB 967	Electronic Payments to Local Governments Requires cities to accept credit/debit/EFT and online payments across permitting, utility billing, and recreation.	<i>Eff. Jan 1, 2027</i>
SB 382	Micromobility Devices Caps e-bikes at 10 mph near pedestrians on sidewalks and shared paths; Police must log all micromobility crashes. Creates a Task Force for recommendations.	<i>Eff. Jul 1, 2026</i>

Key Enacted Bills Affecting the City



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Vertiports

Ch. 2026-35 · Eff. Jul 1, 2026

HB 1093

Authorizes eighty percent (80%) FDOT funding for public vertiport projects (up to one hundred percent (100%) if no federal funds available); Public-private partnership eligibility for vertiport infrastructure.

Claims Against Government (Sovereign Immunity)

Eff. Oct 1, 2026

HB 145

Raises tort claim caps from \$200,000 to \$300,000 per person and \$350,000 to \$500,000 per incident. It also revises presuit procedures.

Prohibited Net-Zero Governmental Policies

Ch. 2026-45 · Eff. Jul 1, 2026

HB 1217

Bars governments from adopting or enforcing “net-zero” policies or funding them; annual compliance affidavit to the Florida Department of Revenue.

Utility Services (Outside-City Customers)

Eff. Jul 1, 2027

HB 1451

Eliminates the twenty-five percent (25%) outside-city surcharge and caps outside rates at less than or equal to twenty-five percent ($\leq 25\%$) above city rates; pre-2024 bond covenant phase-out by July 1, 2029.

Local Government Cybersecurity Protection Program

Eff. Jul 1, 2026

HB 1085

Ongoing state program (Florida Digital Service + Cyber Florida) to strengthen local cyber risk management; grants, services, data-sharing agreements.

Bills That Failed – Most Relevant to the City

Many are preemptions or compliance mandates the City opposed; others were authorities or revenue tools the City supported.



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SB 840	Post-Disaster Land-Use Flexibility (SB 180 fix)	Would have softened 2025 SB 180 limits on local moratoria and post-storm regulations. Restrictions remain.
SB 588 / HB 105	Local Government Enforcement Actions	Would have created an exclusive judicial mechanism to challenge City code-enforcement, with attorney fees against the City.
HB 605	Prohibited Uses of Public Funds (Nonprofits)	Would have barred most City funding to Florida nonprofits – affecting partnerships, grants, and contracted service delivery.
HB 657	Community Associations / HOA Reform	Recurring HOA/condo reform package; House passed, stalled in Senate. Strong statewide pressure to refile.
SB 948 / HB 1143	“Florida Starter Homes Act”	Major housing preemption – strict scrutiny on local housing rules, parking maximums, as-of-right modular permits.
SB 958 / HB 865	Drinking-Straw & Stirrer Preemption	Would have preempted local single-use plastic regulation; recurring annual filing.
HB 263 / SB 830	Public Records – City Managers	Would have created public-records exemptions for City Manager personal/location info; died on referral.

Looking Ahead



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KEY TAKEAWAYS

- \$3.57 million secured for the City – six (6) of nine (9) priorities.
- HJR 1F (Nov 3, 2026 ballot) is the largest revenue risk: higher homestead exemption and Article VII Sec. 9 use restrictions.
- Home-rule narrowed by SB 1134 (DEI ban) and HB 1217 (net-zero prohibition); further preemptions died but are likely to return.
- Compliance work ahead: ULDR updates (HB 399, 803), e-payments (HB 967), budget transparency (HB 1329), utility rate changes (HB 1451) – mostly effective 2027.

WHAT TO WATCH

- **BY JUNE 30**
Governor's action on HB 5001E – confirm City appropriations survive line-item veto.
- **JULY 1, 2026**
First wave of effective dates (HB 399, 803, micromobility, net-zero ban).
- **NOVEMBER 3, 2026**
Statewide referendum on CS/HJR 1F (homestead amendment).
- **JANUARY 1, 2027**
Major compliance dates: DEI ban, e-payments, transparency act, HJR 1F (if approved).
- **2027 SESSION**
Re-file unfunded City projects; expect return of SB 180 fix, HOA, and preemption bills.



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Feedback and Questions