



# Government Affairs Report

May 17 - May 23, 2025

## OSCAR

- Join the OSCAR Realtor Party Facebook Group to receive updates on events and legislation.
- Upcoming Events:
  - RPAC REALTOR's Night Out at Osceola Arts- July 24,2025

## LOCAL

### CITY OF KISSIMMEE

- Firefighter staffing causes City to begin the process of a fire assessment.  
On May 20, 2025 the City of Kissimmee approved the FIRST HEARING of the ordinance that would allow the City to implement a fire assessment that would charge each parcel individually. The fire assessment is to fund the addition of 49 fire fighter personnel and the implementation of a new schedule for the fire fighters. Current revenues do not support the implementation of these updates. The City determined the net amount necessary is approximately \$6,000,000.

The assessment has been broken down into two tiers. Tier 1 addresses Relative Improvement Value and Tier 2 addresses the parcel.

- Teir 1: This is based on the value of improvements made to the property. The more valuable the improvements, the higher the assessment rate. It's a variable rate that depends on the relative improvement value of each property.
- Teir 2: \$105 per parcel. This is a flat rate of \$105 per tax parcel. Every property in this tier is assessed the same amount, regardless of the property's value or improvements.

Unlike millage rates the fire assessment establishes a proportionate cost share for all property owners. Additional costs include \$7.50 charge to each parcel to cover administrative costs. 4% adjustment is included to account for discounts given to those who pay their assessments early. This ensures the city still collects the amount needed even if some people pay less due to early payment. The city will also cover any fees charged by the County's tax collector or property appraiser for using their collection services.



City staff recommends the Commission adopting the full amount. The city gave consensus to begin the Fire Assessment process in a workshop on April 1, with direction given on April 15, 2025, for staff to start the assessment. The assessment hearing is June 3. Find the City's announcement [here](#).

### **CITY OF ST. CLOUD**

- **Final hearing of annexation of approximately +/- 2.5 acres continued to June.**  
St. Cloud City Council continued the voluntary annexation of approximately +/- 2.00 acres identified as Anthemnet Ralph Miller Road, located east of South Narcoossee Road, north of Ralph Miller Road, south of Disston Drive, and west of Hackney Road. This was up for final hearing May 8, 2025, but was continued for June. This link is the [agenda](#)
- **Final hearing of Voluntary Annexation of approximately +/- 997.034 acres**  
St. Cloud City Council will hold the final hearing of the voluntary annexation of approximately +/- 997.034 acres identified as Encumbrance Annexations (Zones 1, 2 & 4), located south of Neptune Road and west of Cross Prairie Parkway, Hickory Tree Road and Nolte Road, and east of the Turnpike between Clay Whaley Road and Kissimmee Park Road. . The first hearing was approved April 10, 2025, Final Hearing is May 27, 2025, at a special meeting. This link is the [agenda](#).
- **Final hearing of Voluntary Annexation of approximately +/- 28.6 acres**  
St. Cloud City Council will hold the final hearing of the voluntary annexation of approximately +/- 28.6 acres identified as 192 & Nova Road, located north of Irlo Bronson Memorial Highway, west of Nova Road. The first hearing was approved April 10, 2025, Final Hearing is May 27, 2025, at a special meeting. This link is the [agenda](#).
- **Final hearing of Voluntary Annexation of approximately +/- 26.38 acres**  
St. Cloud City Council will hold the final hearing of the voluntary annexation of approximately +/- 26.38 acres identified as Marlowe Apartments at Nova Road, located south of East Irlo Bronson Memorial Highway, west of Nova Road, east of Mossy Vine Avenue. The first hearing was approved April 10, 2025, Final Hearing is May 27, 2025, at a special meeting. This link is the [agenda](#).



## STATE

- **The 2025 Legislative Session: Session Extended and Florida Realtors advocacy update.** This week the Florida House Members returned to Tallahassee and voted to extend the potential end date of this year's legislative session to as late as June 30. We will update you on their work in the weeks ahead. The Senate, however, did not return to Tallahassee and have not voted on a similar extension – yet. That could change, [according to a memo](#) Senate President Ben Albritton sent to his members yesterday afternoon. Although a few of our legislative priorities are on hold as we wait for the budget process, these are some [Florida Realtors legislative highlights](#).

Here you can find Excel list of all the bills the governor has signed to date, go [HERE](#). You can also see his press releases on his bill actions by going [HERE](#).

- **DeSantis Signs State Parks Bill**

After a public outcry last year about a Department of Environmental Protection proposal, Gov. Ron DeSantis on May 22, 2025, signed a bill designed to prevent construction of golf courses, resort-style lodges and sports facilities in state parks. Lawmakers unanimously passed the bill ([HB 209](#)) during this spring's legislative session, and information on House and Senate websites said DeSantis had signed it. The measure will prohibit building golf courses, tennis courts, pickleball courts and ball fields in state parks. It will allow building cabins but not large facilities such as lodges. **This bill is effective July 1.**

- **Governor DeSantis to Sign Condo Changes**

Governor DeSantis indicated this week that he plans to sign HB 913, the condominium reform bill we supported this session. [HB 913](#), which would take effect July 1, 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. Additionally, the law extends by one year the deadline for structural-integrity studies, which currently must be completed by Dec. 31. The bill also would allow a temporary pause in reserve funding for two years immediately following a milestone inspection and give condo associations more flexibility on meeting reserve requirements. Read the full news article [HERE](#).



## NATIONAL

- **House Passes Tax Reform Package with Key Wins for Real Estate**

The U.S. House of Representatives passed a long-anticipated tax reform package, the One Big Beautiful Bill Act, early Thursday morning that included several major victories for members of National Association of Realtors. **NAR's advocacy team successfully secured its top five tax priorities in the bill – provisions that directly support NAR members and the broader real estate economy.** The top five priorities and more information can be found [here](#).

- **House Passes Bill to Protect Veteran Access to Real Estate Representation**

**On May 19, 2025, the U.S. House of Representatives unanimously passed H.R. 1815, the VA Home Loan Reform Act.** The legislation aims to make permanent the VA's temporary policy allowing veterans to directly compensate their real estate agents, providing certainty and ensuring veterans can continue to participate in the housing market on equal footing with other homebuyers. The bill would also create a partial claims program to assist veterans who have fallen behind on their mortgage payments. **NAR strongly supported this legislation in a [letter to House leadership](#),** emphasizing that real estate professionals guide veterans through the homebuying process and play an essential role in ensuring that home sellers see and consider a veteran's offer.

- **NAR Joins Coalition Supporting Housing Affordability Act**

**NAR has joined 14 other housing organizations in a letter supporting [the bipartisan Housing Affordability Act \(S.1527\)](#),** sponsored by Senators Reuben Gallego (D-AZ) and David McCormick (R-PA). The legislation updates FHA's multifamily loan limits to reflect current construction costs. The FHA's multifamily loan limits have remained unchanged since 2003, falling far behind today's construction costs. This outdated policy has become a barrier to building middle-income housing, with nearly all communities now classified as "high-cost areas"—meaning they exceed normal loan limit thresholds and require special exceptions to qualify for FHA financing. The bill would change the annual adjustment index from the Consumer Price Index to the Price Deflator Index of Multifamily Residential Units Under Construction, more accurately tracking construction costs. This legislation would help expand housing supply—a top NAR priority—while bringing additional payments to the FHA Mortgage Insurance Premium fund and reducing regulatory burden. **NAR will continue monitoring this legislation as it moves through Congress and provide updates as developments occur.**