



Government Affairs Report

May 2 - May 9, 2025

OSCAR

- Join the OSCAR Realtor Party Facebook Group to receive updates on events and legislation.
- Upcoming Events:
 - RPAC Jukebox Flamingo Bingo- May 14, 2025, at 5pm
 - 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.
The City of Kissimmee has passed a resolution to direct staff to begin the process of a fire assessment that will 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 would be in June. Find the presentation [here](#). Find the Resolution [here](#).**

- **City of Kissimmee accepted their allocated SHIP funds of \$628,202**

The City of Kissimmee was allocated and accepted \$628,202 from the Florida Housing Finance Corporation to fund the State Housing Initiatives Partnership Program. These funds fall under the Local Housing Assistance Plan (LHAP) that covers fiscal years 2022-2024. The expenditure deadline for these funds is June 30, 2026. **These funds are designed to address various housing needs within the community, making housing more accessible and affordable for residents. The funds are used for home purchase assistance, home rehabilitation, new affordable housing development, rental assistance, disaster recovery and special needs housing. These funds are typically available to low-moderate income families, first-time homebuyers, renters, marginalized groups like the elderly or homeless, and local governments and non-profits. This is important to REALTORS because being informed of these available dollars allows you to advise your clients on this potential opportunity. This was accepted on May 6, 2025. Find the [agenda](#) here.**

CITY OF ST. CLOUD

- **City of St. Cloud annexes approximately +/- 13.32 acres.**

St. Cloud City Council accepted the voluntary annexation of approximately +/- 13.32 acres identified as Puffin Road Commercial, located east of Tay Wes Drive, north of Branched Oak Road, south of East Irlo Bronson Memorial Highway and west of Bur Oak Boulevard. This land will be for commercial use. The City requested as a part of the annexation that the applicant NOT use this land for storage units or mini warehouses. The applicant accepted this agreement, and the annexation was approved May 8, 2025. This link is the [agenda](#).

- **City of St. Cloud annexes approximately +/- 1,378 acres.**

St. Cloud City Council approved the first reading of the voluntary annexation of approximately +/- 1,378 acres identified as Edgewater West, located east of Cherokee Road, north of Kissimmee Park Road, south of Clay Whaley Road. This was approved for Final Hearing May 8, 2025. This link is the [agenda](#).

- **City of St. Cloud annexes approximately +/-2.00 acres**

St. Cloud City Council approved the first reading of the voluntary annexation of approximately +/- 2.00 acres identified as Primrose Schools St Cloud, located east of South Narcoossee Road,



north of Ralph Miller Road, south of Disston Drive and west of Hackney Road. This was approved for Final Hearing May 8, 2025. This link is the [agenda](#)

- **Final hearing of annexation of approximately +/- 2.5 acres continued to June.** St. Cloud City Council approved the first reading of 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](#)

STATE

- **The 2025 Legislative Session: Session Extended and Florida Realtors advocacy update.** May 2, 2025, Florida Legislature extended its 60-day annual legislative session until June 6, to provide additional time to finish the 2025-2026 state budget. While uncommon, this is certainly not unprecedented as lawmakers work to reconcile a more than \$4 billion gap in their budgets. We will update you on their budget work in the weeks ahead. Although a few of our legislative priorities are on hold as we wait for the budget process to conclude, these are some [Florida Realtors legislative highlights](#).

- **Committee Discusses Property Tax Reform**

Voters may get the chance to weigh in on eliminating property taxes in the 2026 election. State lawmakers met for the first time in a new select committee to discuss property tax relief. As lawmakers head into an extended session for May, they will not only be negotiating the state's budget, but property taxes may also be a focus point for many at the statehouse. Property taxes are at the center of debate between the governor, House, and Senate leadership. Find out more [here](#).

NATIONAL

- **White House Releases Proposed Budget**

On Friday, May 2, the White House released its [FY 2026 budget proposal](#), which suggests to Congress the preferred funding levels for a wide range of discretionary agency spending.

Importantly, this is the first presidentially-proposed budget in four years that has not recommended limiting or repealing the 1031 like-kind exchange, an important tax tool for real estate. The 1031 like-kind exchange allows a property seller to defer paying capital gains tax if they use the proceeds of the sale to purchase another “like kind” property, which creates liquidity in the market and encourages property owners who no longer need or want a property to sell it to someone who does and find something more suitable for themselves. **The proposed budget also**



proposes cuts to the Department of Housing and Urban Development's (HUD) budget across a range of programs, and makes structural changes to federal rental assistance by combining many existing programs into a single grant and allowing states to determine how best to utilize the funding. The president's proposed budget is not policy; it is sent to the appropriators in Congress as a messaging document sharing the White House's spending priorities. The Appropriations Committees will consider its proposals but ultimately will develop their own budget to reflect their own priorities and those of their constituents. NAR is monitoring the budget-making process and actively advocating for the wide range of federal grants and programs used to support homebuyers, a healthy rental housing market, and REALTORS® around the country.

- **DOL Independent Contractor Rule Update**

The U.S. Department of Labor's Wage and Hour Division recently issued a [field assistance bulletin](#) for Wage and Hour Division staff that provides an analysis for how workers should be assessed under the Fair Labor Standards Act (FLSA). The guidance is a departure from the department's 2024 independent contractor rule for how workers should be classified as independent contractors or employees. Additionally, the Labor Department explained that the 2024 independent contractor rule remains in effect for private litigation; however for enforcement purposes, the department will rely on [Fact Sheet #13](#) from July 2008, and the [Opinion Letter FLSA 2019-6](#). The department further explained that it is reviewing the current rule and working to develop the appropriate standard for determining a worker's classification under the FLSA and is reconsidering the 2024 final rule. The current FLSA standard applies to FLSA investigations only and is not binding in the courts. NAR will continue to provide updates regarding the independent contractor rule and its impact. [Read the U.S. Department of Labor's News Release](#)