



# Government Affairs Report

June 6 - June 13, 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 ST. CLOUD

- St. Cloud City Council votes to remove Councilman Shawn Fletcher as Deputy Mayor. Council Member Ken Gilbert voted in as new Deputy Mayor.

On June 12, 2025, the St. Cloud City Council voted 3-2 to remove Councilman Shawn Fletcher as Deputy Mayor. Councilman Fletcher will keep his seat as a Councilmember. Ken Gilbert was made Deputy Mayor in a 5-0 vote at the same meeting. The city said the move came after Fletcher's recent comments over the council's decision to temporarily pause the issuance of city proclamations. Watch the vote [here](#).

- St. Cloud City Council approves grant submission to increase firefighters. Osceola REALTORS® monitors this for homeowners' interests.

The City Council of St. Cloud approved the submission grant to the FY2024 Staffing for Adequate Emergency Response (SAFER) Grant Program to hire and retain forty-eight firefighters. This is a federal initiative administered by FEMA (Federal Emergency Management Agency) designed to help fire departments across the United States increase or maintain the number of trained, "front line" firefighters in their communities. The City has not yet mentioned if they will be trying to switch to a similar 24/72 work schedule as the City of Kissimmee, however, the requests show similarities. This was approved through the consent agenda on June 12, 2025. Please find the item report [here](#).

- First Reading of Annexation of approximately +/- 24.66 acres

St. Cloud City Council approved the first reading of the annexation of approximately +/- 24.66 acres identified as +/- 24.66 acres identified as Clay Whaley Road Mixed Use, Project #



ANX24-00013, located north of Clay Whaley Road and west of Florida's Turnpike This was approved June 12, 2025, and will be up for Final Hearing July 10, 2025. This link is the [agenda](#).

### **CITY OF KISSIMMEE**

- **City of Kissimmee requests a continuance first reading to update their building fee ordinance.**

Information on this ordinance is limited due to this being a work in progress. **Osceola REALTORS® staff have reached out to the City to stay informed of any progress made that could affect the real estate industry in the area and will deliver updates as the information becomes available.** You can read the item report [here](#). The first hearing and the continuance of this ordinance will be on June 17, 2025, and the second hearing has not yet been determined.

## **STATE**

- **The 2025 Legislative Session: Session Extended and Florida Realtors advocacy update.** Although a few of our legislative priorities are on hold as we wait for the budget process, these are some [Florida Realtors legislative highlights](#). **You can find an Excel list of some bills the governor has signed, [HERE](#). You can also see his press releases on his bill actions by going [HERE](#).**

## **NATIONAL**

- **Property Owners Retain the Right to Pursue Fifth Amendment Takings Claims Arising Out of the CDC Eviction Moratorium**

**On Friday, June 6, 2025, the United States Court of Appeals for the Federal Circuit denied the U.S. government's petition for a rehearing in Darby v. United States, thus reaffirming the right of property owners to bring Fifth Amendment takings claims against the government for compensation arising out of the U.S. Centers for Disease Control (CDC) eviction moratorium.** In September 2020, the CDC issued an eviction moratorium in response to the COVID-19 pandemic, which prevented residential evictions under the guise of public health. In July 2021, the Darby plaintiffs—a group of landlords and property owners—filed suit against the United States government arguing the eviction moratorium constituted a physical taking of private property for public use and thus were entitled to just compensation under the Fifth Amendment's takings clause. The case ended up before the U.S. Supreme Court, which terminated the moratorium, finding that the CDC exceeded its authority under the Public Health Service Act. Following the Supreme Court ruling, the government successfully moved to dismiss the property owners' takings lawsuit, reasoning that a takings-based claim cannot be premised on unauthorized and invalidated government action. The Darby plaintiffs then successfully appealed the government's dismissal of the takings claims. Specifically, the Federal Circuit Court held



that despite the moratorium being issued without legal authority, it would be treated as authorized for the purposes of the takings claim. NAR engaged at this stage of the case by filing an amicus brief in support of the property owners, arguing the moratorium constituted a clear per se taking with a devastating effect on property owners and was authorized for takings-claim purposes. NAR's legal advocacy efforts to support private property rights remain a priority. NAR will continue to monitor any developments in this case and provide updates accordingly.

- **Statement on the Confirmation of Andrew Hughes as HUD Deputy Secretary**

The National Association of REALTORS® Executive Vice President and Chief Advocacy Officer Shannon McGahn issued the following statement after the United States Senate confirmed Andrew Hughes as Deputy Secretary for the Department of Housing and Urban Development (HUD): "We applaud the Senate for confirming Andrew Hughes as Deputy Secretary of the U.S. Department of Housing and Urban Development. Mr. Hughes brings deep institutional knowledge and proven leadership from his prior service at HUD, including as Chief of Staff during a time of unprecedented challenges and innovation. His experience navigating federal housing policy, advancing programs like Opportunity Zones, and managing pandemic-era pressures positions him to help lead HUD with the urgency and creativity this housing moment demands. We look forward to working with Deputy Secretary Hughes to promote practical, forward-looking solutions that address homeownership attainability, affordability, support rental housing providers, and expand access to safe, stable housing for all Americans."