



Government Affairs Report

June 13 - June 20, 2025

OSCEOLA REALTORS®

- **Following the recent discussion and passing of fire assessment fees in Kissimmee Osceola REALTORS® releases a statement.**

As part of our ongoing advocacy and community engagement, Osceola REALTORS® recently submitted an op-ed to local media to address concerns and correct misinformation surrounding this important issue. The piece was published on page 4 of the Osceola News Gazette, and you can read it [here](#).

In the op-ed, we state:

“We fully support our firefighters and the essential role they play in protecting our community. However, we also stand with the homeowners—the families who are trying to build a life, make ends meet, and hold on to the dream of owning a home.”

This message underscores our commitment to public safety while also advocating for balanced and responsible funding. Our mission remains clear: to stay informed, speak up when necessary, and ensure that the voices of property owners and REALTORS® are heard and represented in the conversation.

LOCAL

CITY OF ST. CLOUD

- **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 pulls first reading to update their building fee ordinance from their agenda.**

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 of this ordinance was pulled from the agenda on June 17, 2025, the next hearing has not yet been determined.

STATE

- **The 2025 Legislative Session has officially ended. Lawmakers approved a \$115.1 billion budget for the next fiscal year.**

Florida lawmakers closed the 2025 legislative session June 16, 2025, ending an extended lawmaking period focused on key budget and policy issues. The outcome included a series of legislative wins for Realtors®, property owners and communities. Lawmakers approved a \$115.1 billion budget for the next fiscal year – \$3.5 billion less than the budget for the current fiscal year and sent it to Gov. Ron DeSantis. Technically, after receiving the budget Gov. Desantis will have 15 days to sign it, veto it, or line-item veto sections. In reality, his time frame may be much shorter because the new state fiscal year begins July 1. Usually, he'd have received the document weeks earlier.

Some of the legislative victories were [Florida Realtors®' 2025 legislative priorities](#):

- Total elimination of Florida's Business Rent Tax (BRT)
- \$50 million for the Hometown Heroes Housing Program
- \$310 million in new and unused funds to help Floridians harden their homes and condominiums
- \$385 million for state and local affordable housing programs
- \$1.5 billion for water quality and restoration projects
- Bringing additional transparency to transactions involving condominium units
- Protecting the private property rights of commercial building and short-term rental owners dealing with squatters
- Preserving and protecting the natural wonders of our state parks
- Eliminating the negative consequences of lookback periods
- Increasing the transparency of flood risks for long-term renters, as well as purchasers of condominiums, cooperatives and mobile home park lots
- Helping landlords and tenants communicate through optional electronic notices

Florida Realtors 2025 President Tim Weisheyer said, “The new state budget, combined with our earlier legislative victories, have resulted in a tremendously successful legislative session, and I



can't thank Realtors enough for lending their voice and their time to advocate on behalf of their profession.”

- **Orange County faces legal fees in rent control fight.**

An appeals court ruled Florida Realtors and the Florida Apartment Association can seek attorney fees from Orange County over a rent-control lawsuit. The groups filed a lawsuit in 2022 after the Orange County Commission adopted an ordinance that moved forward with the rent-control proposal. The lawsuit cited a state law designed to prevent rent controls and said Orange County had not met requirements for an exception to the law. A court eventually issued a temporary injunction against the rent-control proposal, and the Legislature later made a change that eliminated the exception to the law. As a result, a circuit judge dismissed the lawsuit as moot. But a three-judge panel of the 6th District Court of Appeal said the case should not have been dismissed because the groups could seek payment of their attorney fees. The 11-page opinion, written by Judge Carrie Ann Wozniak and joined by Judges Keith White and Paetra Brownlee, sent the case back to circuit court to “assess and award reasonable attorney fees and costs.”

NATIONAL

- **FEMA faces shut down after hurricane season.**

President Donald Trump said his team will move forward with winding down much of the Federal Emergency Management Agency – but not until after a hurricane season that some projections show could be particularly deadly. Homeland Security Secretary Kristi Noem said the administration would create a council "over the next couple of months" to envision the future of the agency under her department. **Trump signed an executive order in January during his first week back in the White House that signaled a shake-up was coming to FEMA.** In the last four months, FEMA has fired about 200 people and offered voluntary exit programs and early retirements across the agency. At least 1,000 of the agency's roughly 22,000 employees have indicated interest. FEMA has also begun scaling back its financial support to state governments, shutting down a billion-dollar grant initiative to fund projects meant to curb future disaster damage and attempting to freeze more than \$2.2 billion in other grants. The Atlantic hurricane season officially ends Nov. 30, though storms have also occurred past that date. This season is expected to be more active than usual, with some forecasters predicting at least 17 named storms in the Atlantic Ocean basin compared to an average of 14. At least four of those storms are expected to become major hurricanes, with top winds exceeding 110 miles per hour - enough to uproot trees and cause major damage to homes, according to the U.S. National Hurricane Center.

- **House subcommittee leaders meet with NAR on HOME Program modernization proposals.**



NAR presented its HOME Investment Partnerships Program modernization recommendations to House Financial Services Subcommittee Chairman Mike Flood (R-NE) and Ranking Member Emanuel Cleaver, II (D-MO). Following [NAR's written response](#) to the subcommittee's Request for Information on HOME program improvements, the lawmakers invited NAR to present its recommendations in person. The presentation outlined four key policy changes to help the HOME program better serve low-income families seeking homeownership opportunities, including modernizing property value limits, simplifying resale provisions, enabling better leverage of HOME funding, and ensuring adequate down payment assistance funding. NAR's proposals would remove regulatory barriers that prevent the program from reaching its full potential in today's housing market, while maintaining its focus on serving low- and very-low-income families. The bipartisan meeting focused on practical solutions that could be included in future HOME reauthorization legislation. Both lawmakers expressed interest in working with NAR to advance policies that expand homeownership opportunities for working families.