



# Government Affairs Report

May 23 - June 4, 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

- City of Kissimmee Approves Fire Assessment Impacting Property Taxes. Osceola REALTORS® requested a continuance.

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. The City determined the net amount necessary to implement these updates 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.
- 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.



The assessment was approved June 3, 2025. Osceola REALTORS® leadership was present and requested a continuance of the public hearing. The request was to allow time for further dialogue with City officials to explore alternative funding options that do not place a direct burden on property owners. Find the comments and City Commission's vote [here](#). The proposed assessment passed 4-1.

- **City of Kissimmee amends Comprehensive Plan to be consistent with statutory changes and current city regulations.**

Every seven years the City of Kissimmee is required to complete an evaluation of its Comprehensive Plan and adopt an ordinance to make any changes that are found to be necessary to stay consistent with statutory changes and current city regulations. These are largely language changes and removals of unsuccessful policies. This is the [item](#). This was approved at its first reading on June 3 2025.

### **BOARD OF COUNTY COMMISSIONERS**

- **Osceola REALTORS® accepts the proclamation of National Homeownership Month adopted by the Osceola Board of County Commissioners.**

On June 2, 2025, Osceola REALTORS® leadership accepted the proclamation of June 2025 as National Homeownership Month. The proclamation states, “during National Homeownership Month we encourage residents to reflect on the value of owning a home and recognize the many contributions of housing professionals, lenders, nonprofit organizations, and local governments working together to expand access to homeownership.” Find the proclamation [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 +/- 2.5 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 to 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 Final Hearing was approved in a 4-1 vote 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 Final Hearing was approved 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 Final Hearing was approved May 27, 2025, at a special meeting. This link is the [agenda](#).

## 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 Excel list of all the bills the governor has signed to date, [HERE](#). You can also see his press releases on his bill actions by going [HERE](#).
- **Agreement Sets Stage for Florida Budget Talks**  
House and Senate leaders have reached an agreement that enables lawmakers to begin hammering out details of a spending plan, on June 3, 2025. **House Speaker Daniel Perez, R-Miami, and Senate President Ben Albritton, R-Wauchula, issued memos that indicated they expect to pass a budget for the 2025-2026 fiscal year on June 16.** Conference committees will start meeting on Tuesday to negotiate details of the different parts of the budget, such as education, health care and criminal justice. Unresolved issues will go Thursday to House Budget Chairman Lawrence McClure, R-Dover, and Senate Appropriations Chairman Ed Hooper, R-Trinity, for further negotiations. **The fiscal year will start July 1, which, if a budget passes June 16, will give Gov. Ron DeSantis two weeks to use his line-item veto authority.**
- **DeSantis Signs Bills SB 322 and SB 606 Targeting Squatters**  
DeSantis has turned his attention to squatters on commercial properties, such as hotels, signing Florida Senate bills 322 and 606 in front of media, supporters and local officials. **SB 322 addresses commercial property squatting by adding expedited eviction procedures for unauthorized occupants. It also streamlines the property reclaiming process for the owner without requiring lengthy legal battles.** SB 322 was championed by Realtor caucus member Sen.



Ana Maria Rodriguez. **SB 606 strengthens hotel and motel owners' rights against uncooperative guests, or guests who aren't paying their bills — clarifying that guests are transient unless otherwise stated in a written agreement.** While a person's residence at a hotel could be caused by a lack of housing options, DeSantis said that was the "exception and not the rule". “DeSantis said last year's new law has been really effective, stating "cumbersome bureaucracy" was the cause of local law enforcement not having the ability before to evict people who are on private property illegally. **The laws speed up commercial squatter evictions and are a 2025 Florida Realtors' priority. Both bills also update the notification process for guest removal in certain situations, such as when a guest fails to check out. Under the two new laws, written notice must be provided and can now be delivered by email, text message or in printed form, offering flexibility in notifying a squatter. Both pieces of legislation allow for criminal charges up to a first-degree felony for squatters who engage in authorizing or leasing process properties in conjunction with criminal activities. Find out more [here](#).**

## NATIONAL

- **Appraisal Industry Improvement Act Introduced in the Senate**

On May 7, 2025, Sen. Kevin Cramer introduced S. 1635, the Appraisal Industry Improvement Act, cosponsored by Sen. Ruben Gallego. This bill proposes to:

- Add appraiser trainees to the national registry
- Allow licensed appraisers to complete FHA appraisals, in addition to certified residential and certified general
- Give the Appraisal Subcommittee (ASC) the option to lower fees for AMCs
- Add members from the VA and USDA to the ASC board
- Give broader scope to grants for workforce and training allowed by the ASC

The bill has been referred to the Committee on Banking, Housing, and Urban Affairs.

- **NAR submits comments to DOJ Anticompetitive Regulations Task Force.**

On May 23, 2025, NAR submitted [comments](#) to the U.S. Department of Justice (DOJ) Anticompetitive Regulations Task Force urging the review and rescission of overly burdensome federal and state regulations that hinder competition by impeding access to homeownership and frustrating housing growth and affordability. NAR’s recommendations span multiple federal agencies—including HUD, USDA, VA, FEMA/NFIP, and EPA—and emphasize the need for a more coordinated, pro-competitive regulatory environment that supports housing affordability and expands supply. **NAR believes the recommendations provided to the Task Force can lead to informed, impactful changes in the housing industry that will be durable and reduce industry uncertainty. As an engaged partner, NAR stands ready to assist the Task Force with these efforts.**