



Government Affairs Report

July 19-25, 2025

LOCAL

Osceola County Board of Commissioners

- **Board of County Commissioners propose an update to their Fire Rescue Assessment.**

Osceola County funds fire rescue in two ways through the Millage Rate, which is currently proposed to remain the same, and the Fire Assessment Program. The current Fire Assessment Program was last updated in 2020. The County updates the program every 5 years to ensure the rates are reflective of recent call data, land use, and cost information. The County used outside counsel and consultant to update the program/study and the Resolution. The study calculates how much each category will owe for the Program to be completely funded.

The table below shows the proposed rate changes for Fiscal Year 2026:

Calculation	Category	Current Rate: 2025	Rate Change	Proposed Rate: 2026
Rate Per Dwelling Unit:	Residential	\$245.18	+66.83	\$312.01
Rate Per Square Foot	Commercial	\$0.5730	-0.1441	\$0.4289
Rate Per Square Foot	Industrial / Warehouse	\$0.0828	+0.0684	\$0.1512
Rate Per Square Foot	Institutional	\$0.6650	-0.2126	\$0.4524
Rate Per Room/Space/Unit	Transient Occupancy	\$337.20	-37.19	\$300.01

Green represents a decrease in cost and Red represents an increase.

This current [Resolution](#) simply adopts the study that was done by the County’s outside counsel and consultant. This allows the findings to be proposed to the Board. The Resolution does NOT adopt the rates or implement any changes. The rates will not be voted on until September 4, 2025, at the County’s Special Assessments-First Truth in Millage Budget Public Hearing. This is the first hearing for the rates that will be proposed for Fiscal Year 2026. The rates will be readvertised closer to the hearing and will not be officially adopted or changed until they are voted on at the Second and Final Truth in Millage Budget Hearing on September 15. You can find the current Fire Rescue Assessment: [HERE](#) .



Osceola County School Board

- **School Board proposes slightly lowered Millage Rate.**

On July 29, the School Board of Osceola County will have their First Hearing of the 2025-26 Proposed Millage Rates and Tentative Budget. Currently the proposed millage for the upcoming fiscal year is a slightly decreased rate. **Last year's rate was 5.343, if approved this rate would decrease 0.037 mills to a new rate of 5.306. This is the first hearing, and this rate change would have to be approved at a second and final hearing on September 9, 2025, to be implemented.** You can find the PowerPoint for the hearing [here](#).

NATIONAL

- **NAR supports Administration's AI plan, highlighting housing supply potential.**

The National Association of Realtors® applauds the release of the Trump administration's Winning the Race: America's AI Action Plan, which recognizes the essential role infrastructure plays in securing America's technological leadership. By prioritizing expedited permitting for data centers and calling for innovation-friendly regulatory reform, the plan takes meaningful steps to modernize systems that have long hindered growth. NAR is especially encouraged by the plan's commitment to forward-thinking land use and permitting approaches that could serve as a model to help address the nation's housing supply challenges. To learn more about the action plan go [here](#).

- **NAR appoints Leslie Nettleford-Freeman, VP of Legal Affairs and Brand Protection.**

The National Association of REALTORS® (NAR) today announced the appointment of Leslie Nettleford-Freeman as its Associate General Counsel, Vice President of Legal Affairs and Brand Protection, a new position on NAR's Legal Team. A nationally recognized trademark protection expert and seasoned legal executive, Nettleford-Freeman brings over two decades of experience in intellectual property, brand enforcement, and strategic legal leadership to the role. **Nettleford-Freeman's appointment underscores NAR's commitment to ensuring that the REALTOR® brand continues to represent the highest standards of professionalism, ethics, and expertise—setting NAR members apart from non-member agents.** Find more [here](#).

- **Bipartisan bill aims to speed housing construction.**

U.S. Senators Lisa Blunt Rochester (D-Del.) and Bernie Moreno (R-Ohio) introduced the bipartisan Accelerating Home Building Act (S. 2361) to help address the nation's housing affordability crisis through streamlined construction approval processes. **The legislation would establish a pilot grant program at the Department of Housing and Urban Development to fund the creation of pattern books—collections of pre-reviewed building designs that allow**



developers to secure permits and break ground more quickly. The program focuses on missing middle and infill construction, with set-asides for rural communities as well as priority for high-opportunity areas. The NAR supports this legislation as part of comprehensive efforts to increase housing supply and improve affordability. NAR recognizes that reducing regulatory barriers and streamlining approval processes are essential steps toward addressing the housing shortage affecting communities across the country.

- **Appraisal Modernization Act introduced in the Senate.**

On July 17, 2025, Senator Raphael Warnock (D-GA) announced the introduction of the [Appraisal Modernization Act](#) co-sponsored by Senators Angela Alsobrooks (D-MD), Lisa Blunt Rochester (D-DE), Cory Booker (D-NJ), Andy Kim (D-NJ), and Elizabeth Warren (D-MA). The bill institutes the creation of a public database of information that is within appraisals created for mortgage loans and standardizes processes for borrower-requested reconsiderations of value. Although the stated purpose of the bill is to “require that financial institutions, appraisal management companies, appraisers, and other valuation professionals are serving the housing market in a manner that is efficient and consistent for all mortgage loan applicants, borrowers, and communities,” NAR has raised concerns about consumer privacy, MLS copyright infringement, and market manipulation risks with the current language of the bill. NAR will continue to defend its member priorities.

- Judge rules in favor of NAR in Eytalis litigation.

A U.S. District Judge on July 22, dismissed federal antitrust and state breach of contract and unjust enrichment claims against NAR, the Texas Association of Realtors®, and the Wichita Falls Association of Realtors® brought by a Wichita Falls, Texas, real estate broker. Luz De Amor Eytalis alleged NAR, the Texas Association of Realtors and the Wichita Falls Association of Realtors violated state and federal law by requiring membership to participate in the multiple listing service provided by the Wichita Falls Association of Realtors. The District Judge agreed with the Magistrate Judge’s conclusions that Eytalis failed to support her allegations and recommended the federal and state claims be dismissed. The news represents the second legal win for NAR in one week, following the July 15 dismissal of a Utah case brought by Homie Technology. Find more information [here](#).