



Government Affairs Report

August 8-15, 2025

LOCAL

City of St. Cloud

- **St. Cloud approves resolution that will amend the schedule of fees and charges.**

August 14, 2025, the City of St. Cloud held its only hearing for Resolution No. 2025-110R, which passed as part of the consent agenda. The resolution introduced several updates to the city's fee schedule: fire sprinkler and alarm permits now allow up to 20 devices per permit, aligning with House Bill 551; a new Public Works review fee was added for demolition permits—5% for residential and 7.5% for commercial; multi-family sub-permit fees for mechanical, plumbing, electrical, and gas work will now be charged per unit instead of a flat rate; master plan permits will be valid for three years (or the building code cycle), with fees increasing from \$51 to \$153; and new administrative fees may apply to permit extensions and renewals, depending on the type of permit. While some resolutions and ordinances require public advertisement in a newspaper by law, Resolution No. 2025-110R did not fall under those requirements. As a result, no advance public notice or advertisement was issued prior to the hearing agenda. This resolution now passed and adopted will take effect on October 1, 2025.

DOCUMENTS:

Proposed Building Fee Schedule: [Link](#)

Item Report: [Link](#)

The Resolution: [Link](#)

- **St. Cloud approves first reading for annexation of approximately +/- 9.04 acres**

St. Cloud City Council approved the first reading of the annexation of approximately +/- 9.04 acres identified as Grace Community Church, Project #ANX25-00017, generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive. This will be heard for Final Hearing on September 11, 2025. This link is the [agenda](#).

City of Kissimmee

- **The City of Kissimmee does 'housekeeping' on their building permits and fee schedule by removing the ordinance.**

The City of Kissimmee is proposing Ordinance #25-08 to remove all building permit and related fees from its official Code of Ordinances. This change is being made at the request of the City Attorney's Office to simplify future updates. Instead of listing the fees in the ordinance, they will



be moved to a separate resolution, which will be introduced at the same time as the final vote on this ordinance. This approach is intended to be clearer and more centralized. The first hearing for the deletion ordinance is August 19, 2025, at 6PM. This is the [agenda](#). The resolution that will update the fees is not yet completed by the City. The second and final hearing for the deletion of the ordinance has not yet been advertised.

Osceola County School Board

- **School Board lowers millage rate; however higher assessed property values and higher tax levy could lead to increased property taxes.**

While the Osceola County School Board has proposed to lower their millage rate by 0.037 mils the proposed 2026 Fiscal Year Budget includes raising their total tax levy. This means the school board intends to collect more money overall than they did last year from the Osceola County property owners through property taxes. This increase is made possible by rising assessed property values across the county. Because property taxes are calculated by multiplying the millage rate by the assessed value, even a lower rate can result in higher tax bills when property values increase.

Tax Levy Comparison:

Total levy in 2024-25: **\$314,646,574**

Proposed Total levy in 2025-26: **\$331,454,545**

Increase: **\$16,807,971**

Below find a chart that shows an example of what is used to calculate property taxes, then see the calculation.

Source	2024-25	2025-26
Example Assessed Value	\$218,545	\$ 224,883
Homestead Exemption	(25,000)	(25,000)
Taxable Value	193,545	199,883

Source	Year: 2024-25	Year: 2025-26
Taxable Value	193,545	199,883
Divided by 1,000	193.55	199.88
Multiply Millage Rate	5.343	5.306
Equals	=\$1,034.14	=\$1,060.56
Change		+\$26.42



The specific increase a homeowner experiences will depend on how much their property's assessed value has risen, which is determined annually by the county property appraiser based on fair market value. This proposed increase in total levy coupled with the increasing assessed property value will raise the tax bills of homeowners despite the lower millage rate. The School Board notes that a portion of the tax levy is required under state law in order for the school board to receive the state education grants that are needed funding for the school year. The required portion of the tax levy needed has increased by 0.51 percent and represents approximately 60% of the total proposed taxes. The remainder of the taxes is proposed solely at the discretion of the school board. This year the school board is to receive \$347,821,303 in state education grants. The first public hearing for this proposed budget was July 29, 2025. It was approved. The second and final public hearing for this proposed budget will be September 9, 2025. If approved, it would be fully passed.

Important Documents: PowerPoint from the hearing: [Link](#)
 Resolution to adopt the Millage rate: [Link](#)
 Resolution to adopt the Tentative Budget: [Link](#)

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](#) .**

STATE

- **Important Hometown Heroes Housing Program updates.**

Hometown Heroes Housing Program administrator, the Florida Housing Finance Corporation (FHFC), had a board meeting, August 1 where they approved the new “first-responders” occupation list that will be attached to the program. The Florida Legislature included these occupation restrictions to ensure people employed in certain occupations have a chance at obtaining down payment and closing cost assistance. The FHFC outlined a plan to conduct two weeks of daily training sessions for loan officers, participating lenders, and Realtor partners. These trainings are intended to ensure all involved parties are fully prepared and understand the program requirements. **Following the training period, the FHFC plans to open the system for loan reservations on Monday, Aug. 18, for participating lenders.** You can stay up to date on program updates by going [HERE](#)

- **State Senator Jay Collins becomes Florida’s new Lieutenant Governor**

On August 12, Gov. DeSantis appointed State Senator Jay Collins, who represents the Tampa area, to the vacant position of Lieutenant Governor. The lieutenant governor position had been vacant since February when Jeanette Nuñez was named interim president of Florida International University (FIU). She later became FIU’s president. Collins, a member of the U.S. Army’s Green Berets who was injured twice while deployed to Afghanistan, was elected to the Senate in 2022. During the 2025 legislative session, Collins chaired the Senate Transportation Committee. **Gov. DeSantis will have to call a special election to replace Collins in Senate District 14, which covers part of Hillsborough County.**

- **Appraisal Reports to get a major update.**

Starting this September, lenders will phase in the Uniform Appraisal Dataset (UAD 3.6), a more structured format designed to replace long-standing forms and improve clarity, accuracy and consistency in GSE-conforming transactions. UAD 3.6 is designed to make property details clearer and easier to interpret through a standardized, data-driven structure. Florida Realtors®



reminds members they should understand these changes to be better equipped to guide customers, coordinate with lenders and navigate the new appraisal process smoothly.

Appraisal process changes

- Phase-in starts September 2025 – Lenders will begin adopting the Uniform Appraisal Dataset (UAD) 3.6, with full use required for all GSE-conforming appraisals by November 2026.
- Replacing outdated forms – The new system moves away from rigid, decades-old appraisal forms to a dynamic structure that adjusts to the property being evaluated.
- More structured and detailed – UAD 3.6 standardizes data entry, displays more relevant sections for each property type, and integrates photos, quality and condition ratings, and other key details directly into the report.
- Greater clarity and transparency – Information will be easier to read and interpret for appraisers, lenders, and consumers, reducing the need for lengthy narrative notes.
- Preparation is key – Agents and brokers should understand the coming changes so they can answer client questions and work smoothly with lenders and appraisers during the transition period.

Get more information by going [HERE](#).