



Government Affairs Report

August 1-8, 2025

LOCAL

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

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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](#) .**

City of Kissimmee

- **Kissimmee City Commission approved proposal to keep millage rate the same.**

The Kissimmee City Commission has approved the proposed millage rate of 4.6253. This is the same rate as the previous year. The first hearing for this approved proposal is set for September 2, 2025, and the second and final hearing will be September 16, 2025. The rate will have to be approved at both hearings to be implemented for the 2026 Fiscal year.

- **City of Kissimmee enters agreement with Osceola County Property Appraiser for the collection of the previously approved fire fees.**

On August 5, 2025, the City of Kissimmee approved the agreement between the City and the Property Appraiser that **the City will reimburse the Property Appraiser for any necessary administrative costs incurred for the collection of the previously approved fire fees. The fire fee was approved June 3, 2025, for the upcoming Fiscal Year beginning October 1, 2025.** Osceola REALTORS® leadership was present at the hearing of the fire fee Resolution 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. However, the fire fee was approved. Find the agreement [here](#).

- **City of Kissimmee ratifies Collective Bargaining Agreement (CBA) with fire fighters.**

The City Commission approved the ratification of the Collective Bargaining Agreement between the City of Kissimmee and the fire fighters on August 5, 2025. **This agreement will be effective till September 30, 2027. The terms include the 24/72 schedule that the City provided as reasoning for the fire fees that were approved by the City Commission June 3, 2025.** Find the agenda item [here](#).

- **City of Kissimmee designates the City Manager authority to approve plats.**

Senate Bill 784 amended Section 177.071 requires that plats or replats be administratively approved without any further action or need to be approved by the whole Commission. **This resolution makes the City compliant with the statute and gives the authority to receive, review,**



process and approve a final plat or replat to the City Manager. The City Commission approved this Resolution on August 5, 2025. This benefits the real estate industry because it streamlines a process that previously could delay land development and subdivision projects. It also increases predictability and reduces cost for the city and for developers by shortening the process. Find the resolution [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](#)

- **Rebuild FL 2023/2024 Storms Housing Repair and Replacement Program**

Florida Commerce is [encouraging](#) homeowners impacted by the 2023 and 2024 Storms—Hurricanes Idalia, Debby, Helene, Milton or the 2024 North Florida Tornadoes— to complete the pre-application assessment for the Rebuild Florida 2023 and 2024 Storms Housing Repair and Replacement Program (HRRP). This pre-application assessment is the first step in determining eligibility and securing priority status when the program opens. The 2023 and 2024 Storms HRRP is designed to help Florida’s most vulnerable residents repair, replace or reconstruct homes—including mobile homes—damaged by the 2023 and 2024 Storms. This program will support long-term resiliency in response to the 2023 and 2024 storms in the many eligible counties. To complete the pre-application assessment, visit the [2023 and 2024 Storms Housing Repair and Replacement Program webpage](#).

NATIONAL

- **NAR commends FHFA decision to raise caps on LIHTC spending.**

The Federal Housing Finance Agency (FHFA) has announced that it will raise the caps on how much each government-sponsored enterprise (GSE) can invest in the Low-Income Housing Tax Credit (LIHTC) each year, from \$1 billion to \$2 billion. The GSEs are important investors in LIHTC bonds, which help provide the cash developers need to build and renovate low/moderate income properties. On August 7, 2025, Shannon McGahn, NAR Executive Vice President and



Chief Advocacy Officer stated, "We thank Director Pulte and his team for taking action to expand the supply of housing and break down barriers to homeownership. These are important efforts that we have long supported. Doubling the contributions to the development of LIHTC properties provides incentives to investors to support housing development, while the developer gets access to critical capital for construction."

- **NAR Appoints Andowah Newton as VP, Litigation and Associate General Counsel**

On August 7, NAR announced the appointment of Andowah Newton as Vice President, Litigation and Associate General Counsel. A seasoned litigator and strategic legal advisor with deep experience spanning corporate governance, litigation management, and nonprofit compliance, Newton brings a unique blend of legal acumen and industry insight during a critical time of transformation for NAR and its members.

- **NAR supports Joe Gormley, Frank Cassidy nominations.**

August 4, 2025, Shannon McGahn, NAR executive vice president and chief advocacy officer, released the following statement of support for Joe Gormley's nomination to serve as President of Ginnie Mae and Frank Cassidy's nomination to serve as Assistant Secretary of Housing and Federal Housing Administration (FHA) Commissioner, "The National Association of Realtors® is pleased to support the nominations of Joe Gormley as President of Ginnie Mae and Frank Cassidy as Assistant Secretary of Housing and FHA Commissioner. Both nominees bring extensive experience in housing finance and a demonstrated commitment to strengthening America's housing market." "NAR looks forward to partnering with both leaders and the administration on initiatives that will increase housing supply and ensure that the dream of homeownership remains within reach for American families across the country," says Shannon McGahn.

- **The Senate passes Trigger Leads Bill, now it heads to President for enactment.**

On August 2, 2025, the Senate unanimously passed the Homeowners Privacy Protection Act of 2025, a bill that severely restricts the use of trigger leads. The bill previously passed the House and now heads to President Trump's desk for his signature and enactment into law. Both chambers had previously passed their own version of the Homeowners Privacy Protection Act of 2025 in June. However, the Senate decided to take up the House-passed version, a bill that includes a study of the usefulness of text trigger leads and passed the bill without objection. After President Trump's signature, trigger leads will be severely limited starting in six months. NAR will continue to monitor the implementation and ensure that our members and consumers are protected. NAR particularly thanks Senators Bill Hagerty (R-TN) and Jack Reed (D-RI), and Representatives John Rose (R-TN) and Ritchie Torres (D-NY) for their leadership on this issue.



- **Judge dismisses Muhammad Case against NAR.**

For the third time in a matter of weeks, a judge dismissed a federal antitrust case levied against the National Association of Realtors®. Maurice Muhammad, a real estate practitioner in Pennsylvania, claimed NAR, Pennsylvania Association of Realtors and the Greater Lehigh Valley Realtors® were in violation of antitrust, civil rights, due process and state consumer protection laws. His allegations centered on MLS access, accusing the defendants of antitrust violations and discrimination. A U.S. District Judge dismissed Muhammad's claims with prejudice in a 50-page opinion, on Thursday. Dismissal with prejudice prevents Muhammad from refileing the same claim. Read the full story [HERE](#).