



2026 Legislative Roundtable

Northeast Florida Regional Council

Date: September 10, 2026 **Start Time:** 11:00 AM

Session Purpose

This session brings together legislative experts in land development and local planning directors/building officials/city attorneys to identify priority state legislation issues, share challenges, and collaborate on actionable solutions. The goal is to leave with clarity, resources, and connections.

Key Themes

- Cities/Counties and development stakeholders (developers/contractors) have differing priorities.
- 2026 Legislative updates primarily fall into two main categories:
 - Building / Development Administration
 - Building Permits and Inspections (HB 803 and HB 927)
 - SB180 a year later
 - Land Use / Entitlements
 - Land Use and Development Regulations (HB 399)
 - Live Local Act Expansions (HB 1389)
 - Agricultural Enclave and Rural Land Rules (SB 686)
- There is no one-size-fits-all approach; solutions must be tailored.
 1. Recommended approaches to effective implementation
 2. Resources required to execute solutions

Panelists provided feedback on each group's findings.