



**Annual Regulatory Plan
and
Rule Review Schedules
2026-2027**

Florida Communities Trust



Annual Regulatory Plan and Rule Review Schedules

Florida Communities Trust

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FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

Pursuant to Section 120.74, Florida Statutes, the undersigned hereby certify that they have reviewed the regulatory plan for the Florida Communities Trust and that the Florida Communities Trust reviews all of its rules to determine if the rules remain consistent with the agency's rulemaking authority and the laws implemented, with the most recent review of its existing rules being completed in 2026.

Dated this 28th day of August, 2026.

A handwritten signature in blue ink, appearing to read "Justin G. Wolfe", written over a horizontal line.

Justin G. Wolfe
GENERAL COUNSEL

A handwritten signature in blue ink, appearing to read "Alexis A. Lambert", written over a horizontal line.

Alexis A. Lambert
SECRETARY

Florida Communities Trust
2026-2027 Regulatory Plan Pursuant to s. 120.74(1)(a) and 120.74(1)(c), F.S.

Agency	Law enacted or modified that creates or modifies DEP authority or duties	Is rulemaking necessary to implement the law?	<i>If rulemaking is not necessary</i> , statement explaining reasons why the law may be implemented without rulemaking	<i>If rulemaking is necessary</i> , has notice of rule development been published in the FAR? If yes, which FAR issue (include date, volume, and number).	When is notice of a proposed rule expected to be published?	Rule Number	Rule Title	Was the law listed in a previous regulatory plan as requiring rulemaking to implement a law?
All Agencies	Chapter 2026-22, Laws of Florida	No	This act amending the definition of "relative" as used in the state ethics laws to include current or former foster parents is self implementing; therefore rulemaking by the FCT is not necessary.	N/A	N/A	N/A	N/A	No
All Agencies	Chapter 2026-32, Laws of Florida	No	This act amending public record exemptions for agency investigations to exempt from public record disclosure requirements certain identifying information of victims, victim's family members, and law enforcement officers is self implementing; therefore rulemaking by the FCT is not necessary	N/A	N/A	N/A	N/A	No
All Agencies	Chapter 2026-45, Laws of Florida	No	This act prohibiting governmental entities from requiring, implementing, or enacting net zero policies, carbon taxes and assessments, and emission trading programs; prohibiting use of public funds to support a net zero policy; prohibiting imposition of a tax, fee, penalty, offset, or assessment to advance a net zero policy; and requiring reporting under penalty of perjury by governmental entities to the Department of Revenue that the governmental entity is in compliance with these prohibitions is self implementing; therefore rulemaking by the FCT is not necessary	N/A	N/A	N/A	N/A	No
All Agencies	Chapter 2026-52, Laws of Florida	No	This act relating to an Open Government Sunset Review Act for a public records exemption relating to trade secrets held by an agency is self implementing; therefore rulemaking by the FCT is not necessary	N/A	N/A	N/A	N/A	No
All Agencies	Chapter 2026-66, Laws of Florida	No	This act relating to foreign influence on public officers, intergovernmental relations, technology used by governmental entities, and crimes by foreign actors is self implementing; therefore rulemaking by the FCT is not necessary.	N/A	N/A	N/A	N/A	No
All Agencies	Chapter 2026-68, Laws of Florida	No	This act relating to required price rounding for cash transactions due to the elimination of the one-cent piece from currency circulation is self implementing; therefore rulemaking by the FCT is not necessary.	N/A	N/A	N/A	N/A	No
All Agencies	Chapter 2026-92, Laws of Florida	No	This act relating to active military service members that modifies the authority of governmental entities to allow for more paid leave for active military service in the National Guard and amends certain program benefits for active or former military service members and their families is self implementing; therefore rulemaking by the FCT is not necessary.	N/A	N/A	N/A	N/A	No
All Agencies	Chapter 2026-120, Laws of Florida	No	This act conducting review under Open Government Sunset Review Act which amends public record exemptions relating to cyber security and network infrastructure is self implementing; therefore rulemaking by the FCT is not necessary.	N/A	N/A	N/A	N/A	No

Florida Communities Trust
2026-2027 Regulatory Plan Pursuant to s. 120.74(1)(a) and 120.74(1)(c), F.S.

Agency	Law enacted or modified that creates or modifies DEP authority or duties	Is rulemaking necessary to implement the law?	<i>If rulemaking is not necessary</i> , statement explaining reasons why the law may be implemented without rulemaking	<i>If rulemaking is necessary</i> , has notice of rule development been published in the FAR? If yes, which FAR issue (include date, volume, and number).	When is notice of a proposed rule expected to be published?	Rule Number	Rule Title	Was the law listed in a previous regulatory plan as requiring rulemaking to implement a law?
All Agencies	Chapter 2026-142, Laws of Florida	No	This act creating a public meeting and public record exemption for certain records and discussions between an agency attorney and an agency that would otherwise be subject Government in the Sunshine Laws regarding potential claims being made under the Bert J. Harris Act that occur after the 90-day notice required under the Bert J. Harris Act is provided by a potential claimant is self implementing; therefore rulemaking by the FCT is not necessary.	N/A	N/A	N/A	N/A	No
All Agencies	Chapter 2026-152, Laws of Florida	No	This act conducting review under Open Government Sunset Review Act which amends the public record exemption relating to records held by agencies pertaining to conviction integrity units to remove the OGGR sunset language is self implementing; therefore rulemaking by the FCT is not necessary.	N/A	N/A	N/A	N/A	No
FCT	Chapter 2026-179, Laws of Florida	No	This act relating to affordable housing which exempts local governments and municipalities from approving certain projects within areas of critical state concern established under sections 380.055, 380.0551, 380.0552, 380.0553, and 380.0555 and areas subject to a conservation easement is self implementing; therefore rulemaking by the FCT is not necessary.	N/A	N/A	N/A	N/A	No
FCT	Chapter 2026-181, Laws of Florida	No	This act exempting certain persons completing construction work on government property from the requirement to execute performance bonds, extending the time for fund allocation for the Florida Keys Area of Critical State Concern, and prohibiting oil and gas drilling, exploration, or production within 30 miles of a national estuarine research reserve if the county also contains an area of critical state concern is self implementing; therefore rulemaking by the FCT is not necessary.	N/A	N/A	N/A	N/A	No
All Agencies	Chapter 2026-232, Laws of Florida	No	This is the General Appropriations Act.	N/A	N/A	N/A	N/A	No
All Agencies	Chapter 2026-233, Laws of Florida	No	This act implementing the 2026-2027 General Appropriations bill is self implementing; therefore rulemaking by the FCT is not necessary	N/A	N/A	N/A	N/A	No
All Agencies	Chapter 2026-234, Laws of Florida	No	This act relating to collective bargaining of state employees is self implementing; therefore rulemaking by the FCT is not necessary	N/A	N/A	N/A	N/A	No

Florida Communities Trust
2026-2027 Regulatory Plan Pursuant to 120.74(1)(b), F.S.

Division	Law Implemented	Rule Number	Rule Title	Explain whether the rule is intended to simplify, clarify, increase efficiency, improve coordination with other agencies, reduce regulatory costs, or delete obsolete, unnecessary, or redundant rules.
The Florida Communities Trust does not intend to conduct rulemaking that is reportable pursuant to section 120.74(1)(b), F.S., over the 2026-2027 fiscal year.				

Florida Communities Trust
Updates to January 1, 2026, Legislative Report required by s. 120.5435(5), F.S.

Rule Number	Rule Title	Previous Intended Action	New Intended Action	Explanation for Outcome Change
No reported updates				

Florida Communities Trust
2025-2026 License Compliance Tracking Metrics required by s. 120.74(1)(g), F.S.

Licensing Tracking Metric	Total Number
The number of license applications submitted to the agency.	0
The number of license applications that required one or more requests for additional information.	0
The number of license applications for which the applicant was nonresponsive to one or more requests for additional information.	0
The number of license applications that were not completed by the applicant.	0
The number of license applications for which the agency requested that the applicant grant an extension of time for the agency to issue a request for additional information, determine that an application is complete, or issue a decision to approve or deny an application.	0
The number of license applications for which an extension was requested by the applicant and for which an extension was required by the state agency or judicial branch.	0
The number of license applications that were not approved or denied within the statutory timeframe.	0
The average and median number of days it takes the agency to approve or deny an application after receipt of a completed application.	0
The number of license applications for which final agency action was appealed and the number of informal and formal hearings requested.	0
The number of employees dedicated to processing license applications, if available.	0

Note: The Florida Communities Trust is not empowered under Florida Law to issue any licenses as defined in Section 120.52, F.S.

Florida Communities Trust
2026-2027 Amendments to the Rule Review Schedule pursuant to s. 120.5435(2)(b), F.S.

Rule Number	Rule Title	Previous Review Year	New Review Year
No proposed amendments			



Florida Communities Trust

Rule List and Review Schedule Pursuant to s. 120.5435, F.S.

Total number of
FCT rules: 94

Minimum number of
rules to be reviewed
each year: 18.8

Rule Number	Rule Title	Review Year
62-815.001	Purpose	2025-2026 (Year 1)
62-815.002	Definitions	2025-2026 (Year 1)
62-815.0031	General Requirements and Eligibility Standards	2025-2026 (Year 1)
62-815.004	Submission of Application and Application Materials	2025-2026 (Year 1)
62-815.006	Communications to the Governing Body	2025-2026 (Year 1)
62-815.007	Determination of Application Completeness	2025-2026 (Year 1)
62-815.008	Project Evaluation Criteria	2025-2026 (Year 1)
62-815.010	Conceptual Approval of Applications by the Trust	2025-2026 (Year 1)
62-815.0105	Modification to the Project Boundary	2025-2026 (Year 1)
62-815.011	Preparation and Acceptance of Project Plans	2025-2026 (Year 1)
62-815.012	Title, Acquisition Procedures, Lease Agreements and Transfer of Title	2025-2026 (Year 1)
62-815.013	Annual Stewardship Report Requirement	2025-2026 (Year 1)
62-816.001	Purpose	2025-2026 (Year 1)
62-816.002	Definitions	2025-2026 (Year 1)
62-816.003	General Requirements and Eligibility Standards	2025-2026 (Year 1)
62-816.004	Communications to the Governing Body	2025-2026 (Year 1)
62-816.005	Submission of Proposal(s)	2025-2026 (Year 1)
62-816.006	Proposal Materials	2025-2026 (Year 1)
62-816.007	Review and Selection of Proposals by the Trust	2025-2026 (Year 1)
62-816.008	Preparation and Acceptance of Management Plans	2025-2026 (Year 1)
62-816.009	Grant Contract	2025-2026 (Year 1)
62-816.010	Accounting Requirements	2025-2026 (Year 1)
62-816.011	Retention of Accounting Records	2025-2026 (Year 1)
62-816.012	General Audit Procedures	2025-2026 (Year 1)

Rule Number	Rule Title	Review Year
62-816.013	Revisions to Grant Assisted Projects	2025-2026 (Year 1)
62-816.014	Termination	2025-2026 (Year 1)
62-816.015	Annual Stewardship Report	2025-2026 (Year 1)
62-817.001	Purpose	2026-2027 (Year 2)
62-817.002	Definitions	2026-2027 (Year 2)
62-817.003	General Information	2026-2027 (Year 2)
62-817.004	Election by Local Government of Titleholder and Negotiating Entity; Statutes and Rules Governing Acquisitions; Title	2026-2027 (Year 2)
62-817.005	Title Report and Evidence of Marketable Title	2026-2027 (Year 2)
62-817.006	Appraisal Map; Certified Survey	2026-2027 (Year 2)
62-817.007	Appraisal Procedures, Appraisal Report Requirements and Determination of Maximum Approved Purchase Price	2026-2027 (Year 2)
62-817.008	Confidentiality of Appraisals	2026-2027 (Year 2)
62-817.009	Negotiation of Offers and Counteroffers	2026-2027 (Year 2)
62-817.010	Confidentiality of Offers and Counteroffers	2026-2027 (Year 2)
62-817.011	Purchase Agreements	2026-2027 (Year 2)
62-817.012	Examination for Hazardous Materials Contamination	2026-2027 (Year 2)
62-817.013	Trust Governing Body Action	2026-2027 (Year 2)
62-817.014	Closing	2026-2027 (Year 2)
62-818.001	Purpose	2027-2028 (Year 3)
62-818.002	Definitions	2027-2028 (Year 3)
62-818.003	General Requirements and Eligibility Standards	2027-2028 (Year 3)
62-818.004	Submission of Application and Application Materials	2027-2028 (Year 3)
62-818.005	Communications to the Governing Board	2027-2028 (Year 3)
62-818.006	Application Review	2027-2028 (Year 3)
62-818.007	Project Evaluation Criteria	2027-2028 (Year 3)
62-818.008	Ranking and Selection of Applications	2027-2028 (Year 3)
62-818.009	Project Approval	2027-2028 (Year 3)
62-818.010	Modification to Expand the Project Boundary	2027-2028 (Year 3)
62-818.011	Preparation and Acceptance of the Management Plan	2027-2028 (Year 3)
62-818.012	Title, Acquisition Procedures, Project Plans, Lease Agreements and Transfer of Title	2027-2028 (Year 3)
62-818.013	Annual Stewardship Report Requirement	2027-2028 (Year 3)
62-818.014	Modification to Expand the Project Boundary	2027-2028 (Year 3)
62-818.015	Consideration of Recipient's Request for Linear Facilities	2027-2028 (Year 3)
62-818.016	Consideration of Recipient's Request for Land Exchanges	2027-2028 (Year 3)
62-819.001	Purpose	2028-2029 (Year 4)
62-819.002	Definitions	2028-2029 (Year 4)
62-819.003	General Information	2028-2029 (Year 4)
62-819.004	Election by Recipient of Titleholder and Negotiating Entity; Rules Governing Acquisitions; Title	2028-2029 (Year 4)
62-819.005	Title Report and Evidence of Marketable Title	2028-2029 (Year 4)
62-819.006	Certified Survey	2028-2029 (Year 4)
62-819.007	Appraisal Procedures	2028-2029 (Year 4)
62-819.008	Confidentiality of Appraisals, Other Reports Relating to Value, Offers and Counteroffers	2028-2029 (Year 4)
62-819.009	Negotiation of Offers and Counteroffers	2028-2029 (Year 4)
62-819.010	Purchase Agreements	2028-2029 (Year 4)
62-819.011	Preparation and Acceptance of Project Plans	2028-2029 (Year 4)
62-819.012	Examination for Hazardous Materials Contamination	2028-2029 (Year 4)
62-819.013	Trust Governing Board Action	2028-2029 (Year 4)
62-819.014	Closing	2028-2029 (Year 4)

Rule Number	Rule Title	Review Year
62-820.001	Purpose	2028-2029 (Year 4)
62-820.002	Definitions	2028-2029 (Year 4)
62-820.003	General Requirements and Eligibility Standards	2028-2029 (Year 4)
62-820.004	Submission of Application and Application Materials	2028-2029 (Year 4)
62-820.005	Application Review	2028-2029 (Year 4)
62-820.006	Project Evaluation Criteria	2029-2030 (Year 5)
62-820.007	Ranking and Selection of Applicants	2029-2030 (Year 5)
62-820.008	Grant Contracts	2029-2030 (Year 5)
62-820.009	Modification to the Project Boundary	2029-2030 (Year 5)
62-820.010	Preparation and Acceptance of the Management Plan	2029-2030 (Year 5)
62-820.011	Title, Acquisition Procedures, Lease Agreements and Transfer of Title	2029-2030 (Year 5)
62-820.012	Annual Stewardship Report Requirement	2029-2030 (Year 5)
62-821.001	Purpose	2029-2030 (Year 5)
62-821.002	Definition	2029-2030 (Year 5)
62-821.003	General Information	2029-2030 (Year 5)
62-821.004	Appraisal Procedures	2029-2030 (Year 5)
62-821.005	Confidentiality of Appraisals, Other Reports Relating to Value, Offers and Counteroffers	2029-2030 (Year 5)
62-821.006	Negotiation of Offers and Counteroffers	2029-2030 (Year 5)
62-821.007	Purchase Agreements	2029-2030 (Year 5)
62-821.008	Title Report and Evidence of Marketable Title	2029-2030 (Year 5)
62-821.009	Certified Survey	2029-2030 (Year 5)
62-821.010	Examination for Hazardous Materials Contamination	2029-2030 (Year 5)
62-821.011	Closing	2029-2030 (Year 5)

2025-2026 FCT Rule Review Schedule



Review Year: 2025-2026 (Year 1)

Total Rules Reviewed this year: 27

Minimum number required to
be reviewed: 18.8

Rule Number	Rule Title
62-815.001	Purpose
62-815.002	Definitions
62-815.0031	General Requirements and Eligibility Standards
62-815.004	Submission of Application and Application Materials
62-815.006	Communications to the Governing Body
62-815.007	Determination of Application Completeness
62-815.008	Project Evaluation Criteria
62-815.010	Conceptual Approval of Applications by the Trust
62-815.0105	Modification to the Project Boundary
62-815.011	Preparation and Acceptance of Project Plans
62-815.012	Title, Acquisition Procedures, Lease Agreements and Transfer of Title
62-815.013	Annual Stewardship Report Requirement
62-816.001	Purpose
62-816.002	Definitions
62-816.003	General Requirements and Eligibility Standards
62-816.004	Communications to the Governing Body
62-816.005	Submission of Proposal(s)
62-816.006	Proposal Materials
62-816.007	Review and Selection of Proposals by the Trust
62-816.008	Preparation and Acceptance of Management Plans
62-816.009	Grant Contract
62-816.010	Accounting Requirements
62-816.011	Retention of Accounting Records
62-816.012	General Audit Procedures
62-816.013	Revisions to Grant Assisted Projects
62-816.014	Termination
62-816.015	Annual Stewardship Report

2026-2027 FCT Rule Review Schedule



Review Year: 2026-2027

Total Rules Reviewed this year: 14

Minimum number required to
be reviewed: 18.8

Rule Number	Rule Title
62-817.001	Purpose
62-817.002	Definitions
62-817.003	General Information
62-817.004	Election by Local Government of Titleholder and Negotiating Entity; Statutes and Rules Governing Acquisitions; Title
62-817.005	Title Report and Evidence of Marketable Title
62-817.006	Appraisal Map; Certified Survey
62-817.007	Appraisal Procedures, Appraisal Report Requirements and Determination of Maximum Approved Purchase Price
62-817.008	Confidentiality of Appraisals
62-817.009	Negotiation of Offers and Counteroffers
62-817.010	Confidentiality of Offers and Counteroffers
62-817.011	Purchase Agreements
62-817.012	Examination for Hazardous Materials Contamination
62-817.013	Trust Governing Body Action
62-817.014	Closing

2027-2028 FCT Rule Review Schedule



Review Year: 2027-2028

Total Rules Reviewed this year: 16

Minimum number required to be reviewed: 18.8

Rule Number	Rule Title
62-818.001	Purpose
62-818.002	Definitions
62-818.003	General Requirements and Eligibility Standards
62-818.004	Submission of Application and Application Materials
62-818.005	Communications to the Governing Board
62-818.006	Application Review
62-818.007	Project Evaluation Criteria
62-818.008	Ranking and Selection of Applications
62-818.009	Project Approval
62-818.010	Modification to Expand the Project Boundary
62-818.011	Preparation and Acceptance of the Management Plan
62-818.012	Title, Acquisition Procedures, Project Plans, Lease Agreements and Transfer of Title
62-818.013	Annual Stewardship Report Requirement
62-818.014	Modification to Expand the Project Boundary
62-818.015	Consideration of Recipient's Request for Linear Facilities
62-818.016	Consideration of Recipient's Request for Land Exchanges

2028-2029 FCT Rule Review Schedule



Review Year: 2028-2029

Total Rules Reviewed this year: 19

Minimum number required to
be reviewed: 18.8

Rule Number	Rule Title
62-819.001	Purpose
62-819.002	Definitions
62-819.003	General Information
62-819.004	Election by Recipient of Titleholder and Negotiating Entity; Rules Governing Acquisitions; Title
62-819.005	Title Report and Evidence of Marketable Title
62-819.006	Certified Survey
62-819.007	Appraisal Procedures
62-819.008	Confidentiality of Appraisals, Other Reports Relating to Value, Offers and Counteroffers
62-819.009	Negotiation of Offers and Counteroffers
62-819.010	Purchase Agreements
62-819.011	Preparation and Acceptance of Project Plans
62-819.012	Examination for Hazardous Materials Contamination
62-819.013	Trust Governing Board Action
62-819.014	Closing
62-820.001	Purpose
62-820.002	Definitions
62-820.003	General Requirements and Eligibility Standards
62-820.004	Submission of Application and Application Materials
62-820.005	Application Review

2029-2030 FCT Rule Review Schedule



Review Year: 2029-2030

Total Rules Reviewed this year: 18

Minimum number required to
be reviewed: 18.8

Rule Number	Rule Title
62-820.006	Project Evaluation Criteria
62-820.007	Ranking and Selection of Applicants
62-820.008	Grant Contracts
62-820.009	Modification to the Project Boundary
62-820.010	Preparation and Acceptance of the Management Plan
62-820.011	Title, Acquisition Procedures, Lease Agreements and Transfer of Title
62-820.012	Annual Stewardship Report Requirement
62-821.001	Purpose
62-821.002	Definition
62-821.003	General Information
62-821.004	Appraisal Procedures
62-821.005	Confidentiality of Appraisals, Other Reports Relating to Value, Offers and Counteroffers
62-821.006	Negotiation of Offers and Counteroffers
62-821.007	Purchase Agreements
62-821.008	Title Report and Evidence of Marketable Title
62-821.009	Certified Survey
62-821.010	Examination for Hazardous Materials Contamination
62-821.011	Closing