Questions and Answers about FFL Legislature

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SB 2080 FFL definition....

- conserve water
- protect the environment
- adapt to local conditions
- tolerate drought
SB 2080 FFL Principles…

- right plant in the right place,
- efficient watering,
- appropriate fertilization, mulching,
- attraction of wildlife,
- responsible management of yard pests,
- recycling yard waste,
- reduction of stormwater runoff, and
- waterfront protection……
A few Highlights of SB2080

- Homeowner association (HOA) covenants, deed restrictions may not prohibit or be enforced so as to prohibit any property owner from implementing Florida-Friendly Landscaping™ practices

F.S., Ch. 373.185
A Few Highlights of SB2080

- Local government ordinance may not prohibit any property owner from implementing FFL
- Does NOT invalidate HOA architectural Control and landscape committees

F.S.,Ch.373.185
A Few Highlights of SB2080

- Does prohibit any watering mandates that are in violation of Water Management District water use restrictions

F.S., Ch.373.185
SB2080 and HOAs

Q. Does the law allow a homeowner to retrofit their yard by removing turf without HOA’s permission?

A. NO! The law does not invalidate architectural committees
SB2080 and HOAs

Q. Does the bill address common property owned by HOAs?

A. No! But there are success stories about water savings for common areas.
SB2080 and HOAs

Q. To Whom or where does HOA go with questions relating FFL?

A. Contact your local extension office and your local FFL Agent
SB2080 and HOAs

Q. Are there any examples of homeowner covenants that address the new law?

A. See FFL Guidance Models for Conditions, Covenants and Restrictions at the FFL site
SB2080 and HOAs

Q. Is there a government agency that enforces FFL?

A. No enforcement agency for FFL. Any disputes should be handled between HOA and resident
SB2080 and HOAs

Q. Is it correct that everyone has the right to stay with traditional landscape?

A. No one is required to convert traditional yard to FFL
SB2080 and HOAs

Q. Is Turf Florida-Friendly? What Type?

A. Yes. Five types: Bermudagrass, Bahiagrass, St. Augustine (semidwarf & standard height), Centipede, zoysiagrass
SB2080 and HOAs

Q. Is there a percentage of coverage for landscape beds versus turf?

A. Law does not specify the ratio but legislation requires the WMDs to develop model ordinance that counties to adopt
SB2080 and HOAs

Q. Is artificial turf Florida-Friendly?

A. FFL Program does not recommend artificial turf due to limited scientific evidence
SB2080 and HOAs

Q. What kind of groundcover can residents use?

A. Check with your HOA guidelines
SB2080 and HOAs

Q. Is the Florida-Friendly Landscaping™ Program designed for home owners or commercial use?

A. FFL Program addresses homeowners, builder & developers, Green Industries
The Science-Based Approach to Fertilizer and Landscape Management
THANK YOU!