

## **Data Center Transparency and Utility Cost Protections**

**SB 484** – Sen. Bryan Avila (HB 1007 – Rep. Phillip Griffiths Jr.)

### **General Bill Summary**

CS/CS/SB 484 addresses the development and operation of large-scale data centers and other large electricity-demand facilities (“large load customers”) in Florida. The bill establishes several new statutory provisions focused on transparency, utility regulation, and land-use authority.

First, the bill prohibits any state or local government agency from entering into a nondisclosure agreement that restricts the agency from disclosing information about a potential data center development. Any such agreement is declared void and unenforceable, and violations may result in a civil fine of up to \$1,000.

Second, the bill clarifies that local governments retain authority over comprehensive planning and land development regulations related to large load customers, including data centers. It also specifies that such facilities may not be classified as electric substations for land-use purposes.

Third, the legislation requires the Florida Public Service Commission (PSC) to establish minimum tariff and service requirements for large load customers to ensure that these facilities pay the full cost of the electricity infrastructure needed to serve them and that those costs are not shifted to other utility ratepayers.

Finally, the bill creates additional regulatory provisions related to economic development disclosures and water use permitting for large-scale data centers.

### **Potential County Impact**

The bill has several implications for county governments.

Most notably, the legislation explicitly affirms that counties retain authority over comprehensive planning and land development regulations for large load customers such as data centers. This language clarifies that these facilities remain subject to local zoning, land use, infrastructure planning, and compatibility standards adopted through county comprehensive plans and land development codes.

Counties and other local government agencies will also be prohibited from entering into nondisclosure agreements that limit public disclosure of information related to potential data center developments. Any existing agreements that violate this requirement would be void, and violations could result in civil penalties. This provision may affect how counties negotiate economic development projects and handle confidential business information during recruitment efforts.

Operationally, counties may see increased development interest from data centers due to the bill’s utility-rate structure and regulatory clarity. However, counties will need to evaluate

infrastructure capacity, water demand, land-use compatibility, and public service impacts associated with these large-scale facilities.

Because the bill requires that large load customers bear their own electric infrastructure costs, it may reduce the risk that local residents experience indirect rate impacts associated with data center electricity demand.

**Effective Date**

July 1, 2026.

**Primary Statutory References**

- **s. 112.231, F.S.**
- **s. 163.326, F.S.**
- **s. 366.043, F.S.**
- **s. 288.075, F.S.**
- **s. 373.239, F.S.**