



CS /HB 1159 Private Property Rights

- **CS/HB 1159** informs the public of their rights as property owners and protects the rights of property owners to maintain trees on their property.
- The bill gives residential property owners more power to prune, trim, or remove trees on their property by prohibiting local governments from requiring any sort of permit or notice when a tree is determined by a certified arborist or licensed landscape architect to be a danger to others or property.
- The bill prohibits local governments from requiring the property owner to replant a tree that is pruned, trimmed, or removed under these specified conditions.
- The bill allows a property owner adjacent to an electric utility right-of-way to request an electric utility to maintain the right-of-way without approval from the local government.
- The bill requires county property appraisers to post a Property Owner Bill of Rights on their websites.
- The form must list the following seven property rights:
 - The right to acquire, possess, and protect your property.
 - The right to use and enjoy your property.
 - The right to exclude others from your property.
 - The right to dispose of your property.
 - The right to due process.
 - The right to just compensation for property taken for a public purpose.
 - The right to relief, or payment of compensation, when a new law, rule, regulation, or ordinance of the state or a political entity unfairly affects your property.
- The website must state the Bill of Rights is not comprehensive and does not represent all property rights under Florida law.