

THE FLORIDA SENATE  
2024 SUMMARY OF LEGISLATION PASSED  
**Committee on Regulated Industries**

**CS/HB 535 — Low-voltage Alarm System Projects**

by Local Administration, Federal Affairs & Special Districts Subcommittee and Rep. Snyder  
(CS/SB 496 by Community Affairs Committee and Senator Perry)

The bill specifies that a nonelectric fence or wall must completely enclose the outside perimeter of a low-voltage electric fence, and that a low-voltage electric fence must be two feet higher than a nonelectric fence or wall.

Under the bill, a low-voltage electric fence may be installed in any area except those areas that are zoned exclusively for single-family or multifamily residential use. The bill provides that an area is not considered to be zoned exclusively for single-family or multifamily residential use if the area is within more than one zoning category.

The bill prohibits a municipality, county, district, or other entity of local government from adopting or maintaining an ordinance or rule that provides additional requirements beyond those set forth in the bill for the installation or maintenance of a low-voltage alarm system project, or that is otherwise inconsistent with s. 553.793, F.S., for streamlined low-voltage alarm system installation permitting.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.

*Vote: Senate 40-0; House 119-0*