

THE FLORIDA SENATE  
2016 SUMMARY OF LEGISLATION PASSED  
**Committee on Community Affairs**

**CS/SB 1174 — Residential Facilities**

by Community Affairs Committee; and Senators Diaz de la Portilla and Sobel

A community residential home is a home consisting of 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. A community residential home may not be constructed within a radius of 1,200 feet of another such home or within a radius of 500 feet of an area of single-family zoning. Similarly, a home of six or fewer residents which otherwise meets the definition of a community residential home may not be constructed within a radius of 1,000 feet of another such home.

The law is silent as to which zoning requirement applies when determining the proper distance between a community residential home licensed for 7 to 14 residents and a home licensed for 6 or fewer residents which otherwise meets the definition of a community residential home.

The bill requires a radius of 1,200 feet between a community residential home licensed for 7 to 14 residents and a home licensed for 6 or fewer residents which otherwise meets the definition of a community residential home.

The bill does not impact community residential homes already licensed and in operation prior to July 1, 2016.

If approved by the Governor, these provisions take effect July 1, 2016.

*Vote: Senate 37-0; House 117-0*