

1 A bill to be entitled
 2 An act relating to movable tiny homes; amending s.
 3 320.01, F.S.; revising definitions; providing that a
 4 park trailer may be used as permanent living quarters
 5 under certain circumstances; providing that such a
 6 park trailer may be referred to as a "movable tiny
 7 home"; amending s. 320.822, F.S.; revising the
 8 definition of the term "code"; amending s. 320.8231,
 9 F.S.; providing requirements for construction and
 10 inspection of a movable tiny home; requiring a movable
 11 tiny home to have a sticker or other documentation
 12 certifying compliance therewith; amending s. 553.73,
 13 F.S.; requiring the Florida Building Commission to
 14 review and adopt updates to certain codes which
 15 pertain to the superstructure requirements for movable
 16 tiny homes; providing an effective date.

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 18 Be It Enacted by the Legislature of the State of Florida:

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 20 Section 1. Paragraph (b) of subsection (1) of section
 21 320.01, Florida Statutes, is amended to read:

22 320.01 Definitions, general.—As used in the Florida
 23 Statutes, except as otherwise provided, the term:

24 (1) "Motor vehicle" means:

25 (b) A recreational vehicle-type unit primarily designed as

26 temporary living quarters for recreational, camping, or travel
27 use, or designed to be used as provided in sub-sub-subparagraph
28 7.a.(II), which either has its own motive power or is mounted on
29 or drawn by another vehicle. Recreational vehicle-type units,
30 when traveling on the public roadways of this state, must comply
31 with the length and width provisions of s. 316.515, ~~as that~~
32 ~~section may hereafter be amended~~. As defined below, the basic
33 entities are:

34 1. The "travel trailer," which is a vehicular portable
35 unit, mounted on wheels, of such a size or weight as not to
36 require special highway movement permits when drawn by a
37 motorized vehicle. It is primarily designed and constructed to
38 provide temporary living quarters for recreational, camping, or
39 travel use. It has a body width of no more than 8 1/2 feet and
40 an overall body length of no more than 40 feet when factory-
41 equipped for the road.

42 2. The "camping trailer," which is a vehicular portable
43 unit mounted on wheels and constructed with collapsible partial
44 sidewalls which fold for towing by another vehicle and unfold at
45 the campsite to provide temporary living quarters for
46 recreational, camping, or travel use.

47 3. The "truck camper," which is a truck equipped with a
48 portable unit designed to be loaded onto, or affixed to, the bed
49 or chassis of the truck and constructed to provide temporary
50 living quarters for recreational, camping, or travel use.

51 4. The "motor home," which is a vehicular unit which does
52 not exceed the length, height, and width limitations provided in
53 s. 316.515, is a self-propelled motor vehicle, and is primarily
54 designed to provide temporary living quarters for recreational,
55 camping, or travel use.

56 5. The "private motor coach," which is a vehicular unit
57 which does not exceed the length, width, and height limitations
58 provided in s. 316.515(9), is built on a self-propelled bus type
59 chassis having no fewer than three load-bearing axles, and is
60 primarily designed to provide temporary living quarters for
61 recreational, camping, or travel use.

62 6. The "van conversion," which is a vehicular unit which
63 does not exceed the length and width limitations provided in s.
64 316.515, is built on a self-propelled motor vehicle chassis, and
65 is designed for recreation, camping, and travel use.

66 7.a. The "park trailer," which is a transportable unit
67 that ~~which~~ has a body width not exceeding 14 feet and that ~~which~~
68 is built on a single chassis and is:

69 (I) Designed to provide seasonal or temporary living
70 quarters when connected to utilities necessary for operation of
71 installed fixtures and appliances. The total area of such ~~the~~
72 unit may ~~in a setup mode, when measured from the exterior~~
73 ~~surface of the exterior stud walls at the level of maximum~~
74 ~~dimensions, not including any bay window, does not exceed 400~~
75 square feet when constructed to ANSI A-119.5 standards, and 500

76 square feet when constructed to United States Department of
 77 Housing and Urban Development Standards; or

78 (II) Used as permanent living quarters for no more than
 79 one household when connected to utilities necessary for
 80 operation of installed fixtures and appliances. The total area
 81 of such unit may not exceed 400 square feet when constructed to
 82 standards specified in s. 320.8231(3), and 500 square feet when
 83 constructed to United States Department of Housing and Urban
 84 Development Standards. A park trailer under this sub-sub-
 85 subparagraph may be referred to as a "movable tiny home."

86 b. The total area of a park trailer is measured from the
 87 exterior surface of the exterior stud walls at the level of
 88 maximum dimensions, not including any bay window, when the unit
 89 is in setup mode. The length of a park trailer means the
 90 distance from the exterior of the front of the body (nearest to
 91 the drawbar and coupling mechanism) to the exterior of the rear
 92 of the body (at the opposite end of the body), including any
 93 protrusions.

94 8. The "fifth-wheel trailer," which is a vehicular unit
 95 mounted on wheels, designed to provide temporary living quarters
 96 for recreational, camping, or travel use, of such size or weight
 97 as not to require a special highway movement permit, of gross
 98 trailer area not to exceed 400 square feet in the setup mode,
 99 and designed to be towed by a motorized vehicle that contains a
 100 towing mechanism that is mounted above or forward of the tow

101 vehicle's rear axle.

102 Section 2. Subsection (2) of section 320.822, Florida
 103 Statutes, is amended to read:

104 320.822 Definitions; ss. 320.822-320.862.—In construing
 105 ss. 320.822-320.862, unless the context otherwise requires, the
 106 following words or phrases have the following meanings:

107 (2) "Code" means the appropriate standards found in:

108 (a) The Federal Manufactured Housing Construction and
 109 Safety Standards for single-family mobile homes, adopted
 110 ~~promulgated~~ by the Department of Housing and Urban Development;

111 (b) The Uniform Standards Code approved by the American
 112 National Standards Institute, ANSI A-119.2 for recreational
 113 vehicles and ANSI A-119.5 for park trailers or the United States
 114 Department of Housing and Urban Development standard for park
 115 trailers certified as meeting that standard; ~~or~~

116 (c) The Mobile and Manufactured Home Repair and Remodeling
 117 Code and the Used Recreational Vehicle Code; or

118 (d) The standards provided in s. 320.8231(3).

119 Section 3. Subsections (3) and (4) are added to section
 120 320.8231, Florida Statutes, to read:

121 320.8231 Establishment of uniform standards for
 122 recreational vehicle-type units and park trailers.—

123 (3) A movable tiny home described in s.
 124 320.01(1)(b)7.a.(II) must be constructed and inspected in
 125 accordance with the Florida Building Code.

126 (4) A movable tiny home described in s.
 127 320.01(1)(b)7.a.(II) must have a sticker or other documentation
 128 certifying that the movable tiny home was inspected and
 129 certified for compliance with subsection (3) by a professional
 130 engineer or architect licensed in this state or by a third-party
 131 inspector who is qualified to inspect for compliance with the
 132 Florida Building Code.

133 Section 4. Paragraph (a) of subsection (7) of section
 134 553.73, Florida Statutes, is amended to read:

135 553.73 Florida Building Code.—

136 (7)(a) The commission shall adopt an updated Florida
 137 Building Code every 3 years through review of the most current
 138 updates of the International Building Code, the International
 139 Fuel Gas Code, the International Existing Building Code, the
 140 International Mechanical Code, the International Plumbing Code,
 141 and the International Residential Code, all of which are
 142 copyrighted and published by the International Code Council, and
 143 the National Electrical Code, which is copyrighted and published
 144 by the National Fire Protection Association. At a minimum, the
 145 commission shall adopt any updates to such codes or any other
 146 code necessary to maintain eligibility for federal funding and
 147 discounts from the National Flood Insurance Program, the Federal
 148 Emergency Management Agency, and the United States Department of
 149 Housing and Urban Development. The commission shall also review
 150 and adopt any updates to such codes which pertain to the

HB 557

2024

151 superstructure requirements for movable tiny homes. The
152 commission shall also review and adopt updates based on the
153 International Energy Conservation Code (IECC); however, the
154 commission shall maintain the efficiencies of the Florida Energy
155 Efficiency Code for Building Construction adopted and amended
156 pursuant to s. 553.901. Every 3 years, the commission may
157 approve updates to the Florida Building Code without a finding
158 that the updates are needed in order to accommodate the specific
159 needs of this state. The commission shall adopt updated codes by
160 rule.

161 Section 5. This act shall take effect October 1, 2024.