



129666

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/12/2025	.	
	.	
	.	
	.	

The Appropriations Committee on Transportation, Tourism, and Economic Development (Gaetz) recommended the following:

Senate Amendment (with title amendment)

Delete lines 28 - 41

and insert:

Section 1. Paragraph (a) of subsection (2) and subsections (3), (4), and (5) of section 163.31771, Florida Statutes, are amended, and a new subsection (5) and subsection (6) are added to that section, to read:

163.31771 Accessory dwelling units.—

(2) As used in this section, the term:



11 (a) "Accessory dwelling unit" means an ancillary or
12 secondary living unit, that has a separate kitchen, bathroom,
13 and sleeping area, existing either within the same structure, or
14 on the same lot, as the primary dwelling unit. An accessory
15 dwelling unit may be a manufactured home, so long as the
16 manufactured home meets all applicable requirements.

17 (3) A local government shall ~~may~~ adopt an ordinance to
18 allow accessory dwelling units, without any corresponding
19 increase in parking requirements, in any area zoned for single-
20 family residential use. Such ordinance may not require that the
21 owner of a parcel on which an accessory dwelling unit is
22 constructed reside on such parcel and does not apply to a
23 planned unit development or a master planned community as those
24 terms are defined in s. 163.3202(5)(b)2.

25 ~~(4) An application for a building permit to construct an~~
26 ~~accessory dwelling unit must include an affidavit from the~~
27 ~~applicant which attests that the unit will be rented at an~~
28 ~~affordable rate to an extremely-low-income, very-low-income,~~
29 ~~low-income, or moderate-income person or persons.~~

30 ~~(5) Each accessory dwelling unit allowed by an ordinance~~
31 ~~adopted under this section~~ which provides affordable rental
32 housing shall apply toward satisfying the affordable housing
33 component of the housing element in the local government's
34 comprehensive plan under s. 163.3177(6)(f).

35 (5) An accessory dwelling unit may not be leased for a term
36 of less than one month.

37 (6) The owner of a property with an accessory dwelling unit
38

39 ===== T I T L E A M E N D M E N T =====



129666

40 And the title is amended as follows:

41 Delete lines 3 - 9

42 and insert:

43 163.31771, F.S.; revising the definition of the term
44 "accessory dwelling unit" to include certain
45 manufactured homes; requiring, rather than
46 authorizing, local governments to adopt an ordinance
47 to allow accessory dwelling units in certain areas;
48 prohibiting such an ordinance from increasing parking
49 requirements; prohibiting such an ordinance from
50 including a specified requirement; providing
51 applicability of such an ordinance; deleting a
52 requirement that an application for a building permit
53 to construct an accessory dwelling unit include a
54 certain affidavit; revising the accessory dwelling
55 units that apply toward satisfying a certain component
56 of a local government's comprehensive plan;
57 prohibiting the leasing of an accessory dwelling unit
58 for a term of less than a specified timeframe;
59 prohibiting the