



LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
01/27/2026	.	
	.	
	.	
	.	

The Committee on Rules (Gaetz) recommended the following:

1                   **Senate Amendment (with title amendment)**

2

3                   Delete lines 50 - 68

4 and insert:

5                   (d) (e) "Local government" means a county or municipality.

6                   (e) (d) "Low-income persons" has the same meaning as in s.

7 420.0004(11).

8                   (f) (e) "Moderate-income persons" has the same meaning as in  
9 s. 420.0004(12).

10                   (g) "Primary dwelling unit" means an existing or proposed  
11 single-family dwelling on the property where a proposed



12 accessory dwelling unit would be located.

13 (h) (f) "Very-low-income persons" has the same meaning as in  
14 s. 420.0004(17).

15 (c) (g) "Extremely-low-income persons" has the same meaning  
16 as in s. 420.0004(9).

17 (3) By December 1, 2026, a local government shall may adopt  
18 an ordinance to allow accessory dwelling units to be approved  
19 without requiring a public hearing; a variance, conditional use  
20 permit, special permit, or special exception; or other  
21 discretionary action, other than a determination that a site  
22 plan conforms with applicable zoning regulations, in any

23  
24 ===== T I T L E A M E N D M E N T =====

25 And the title is amended as follows:

26 Delete lines 3 - 6

27 and insert:

28 F.S.; defining the term "primary dwelling unit";  
29 requiring local governments to adopt, by a specified  
30 date, an ordinance to allow accessory dwelling units  
31 to be approved