

THE FLORIDA SENATE
2026 SUMMARY OF LEGISLATION PASSED
Committee on Community Affairs

HB 929 — Local Government Regulation of Chickees

by Reps. Cobb, Gentry, and others (SB 1020 by Senator Truenow)

The bill prohibits counties and municipalities from enacting any ordinance or policy that prevents a member of the Miccosukee Tribe of Indians of Florida or Seminole Tribe of Florida from constructing a chickee in a side yard if it is located at least 10 feet away from the property line or at least 10 feet away from any other structure. A “chickee” is an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials that does not incorporate any electrical, plumbing, or nonwood features. Chickees are exempt from the Florida Building Code when constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida.

The bill also prohibits counties and municipalities from enacting an ordinance or regulation concerning chickees that is more restrictive than federal floodplain management regulations.

The bill revises the definition of “chickee” for purposes of exemption from the Florida Building Code to include chickees that:

- Have a wooden deck;
- Incorporate nonwood fasteners; and
- Incorporate electrical or plumbing features in accordance with a building permit for those specific features.

The bill provides that a person who is not a member of the Miccosukee Tribe of Indians of Florida or Seminole Tribe of Florida and who constructs a chickee in an attempt to assert an exemption from the Florida Building Code commits a first-degree misdemeanor.

The bill also exempts a chickee from the Florida Fire Prevention Code if it is at least 20 feet from any other structure subject to the Florida Building Code or that otherwise includes fireproofing measures approved by a certified fire protection system contractor.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

Vote: Senate 39-0; House 112-0