

THE FLORIDA SENATE
2024 SUMMARY OF LEGISLATION PASSED

Committee on Community Affairs

CS/SB 1082 — Housing for Legally Verified Agricultural Workers

by Rules Committee and Senator Collins

The bill preempts a local government from inhibiting the construction or installation of housing for legally verified agricultural workers on land classified as agricultural if the housing meets certain criteria related to location and construction.

The bill provides that a local ordinance regulating such housing must comply with state and federal regulations for migrant farmworker housing, including rules adopted by the Department of Health and federal regulations under the Migrant and Seasonal Agricultural Worker Protection Act or the H-2A visa program. As the bill establishes maximum requirements for such housing, a local government may validly adopt less restrictive land use regulations. The bill provides for circumstances requiring the removal or disuse of such housing and recordkeeping requirements for property owners of housing sites.

The bill further provides that the construction or installation of housing for seasonal agricultural employees in the Florida Keys and City of Key West Areas of Critical State Concern is subject to the permit allocation system in place for those areas.

The bill grandfathers housing sites constructed and in use before July 1, 2024, which may continue to be used. The property owner may not be required to make changes to meet the requirements of the bill, unless the housing site will be enlarged, remodeled, renovated, or rehabilitated.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.

Vote: Senate 34-0; House 113-0