

CS/HB 321

2023

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 specified 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.; establishing uniform standards for the
10 construction and inspection of a movable tiny home;
11 providing an effective date.

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13 Be It Enacted by the Legislature of the State of Florida:
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15 Section 1. Paragraph (b) of subsection (1) of section
16 320.01, Florida Statutes, is amended to read:

17 320.01 Definitions, general.—As used in the Florida
18 Statutes, except as otherwise provided, the term:

19 (1) "Motor vehicle" means:

20 (b) A recreational vehicle-type unit primarily designed as
21 temporary living quarters for recreational, camping, or travel
22 use, or designed to be used as provided in sub-sub-subparagraph
23 7.a.(II), which either has its own motive power or is mounted on
24 or drawn by another vehicle. Recreational vehicle-type units,
25 when traveling on the public roadways of this state, must comply

26 | with the length and width provisions of s. 316.515, as that
27 | section may hereafter be amended. As defined below, the basic
28 | entities are:

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

37 | 2. The "camping trailer," which is a vehicular portable
38 | unit mounted on wheels and constructed with collapsible partial
39 | sidewalls which fold for towing by another vehicle and unfold at
40 | the campsite to provide temporary living quarters for
41 | recreational, camping, or travel use.

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

46 | 4. The "motor home," which is a vehicular unit which does
47 | not exceed the length, height, and width limitations provided in
48 | s. 316.515, is a self-propelled motor vehicle, and is primarily
49 | designed to provide temporary living quarters for recreational,
50 | camping, or travel use.

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

57 6. The "van conversion," which is a vehicular unit which
58 does not exceed the length and width limitations provided in s.
59 316.515, is built on a self-propelled motor vehicle chassis, and
60 is designed for recreation, camping, and travel use.

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

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

73 (II) Used as permanent living quarters for no more than
74 one household when connected to utilities necessary for
75 operation of installed fixtures and appliances. The total area

76 of such unit may not exceed 400 square feet when constructed to
77 standards specified in s. 320.8231(3), and 500 square feet when
78 constructed to United States Department of Housing and Urban
79 Development Standards. A park trailer under this sub-sub-
80 subparagraph may be referred to as a "movable tiny home."

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

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

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

99 320.822 Definitions; ss. 320.822-320.862.—In construing
100 ss. 320.822-320.862, unless the context otherwise requires, the

101 following words or phrases have the following meanings:

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

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

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

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

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

114 Section 3. Subsections (3) and (4) are added to section
 115 320.8231, Florida Statutes, to read:

116 320.8231 Establishment of uniform standards for
 117 recreational vehicle-type units and park trailers.—

118 (3) A movable tiny home described in s.
 119 320.01(1)(b)7.a.(II) must, in addition to complying with
 120 subsection (1), be constructed with at least all of the
 121 following:

122 (a) Insulation with a thermal resistance value of at least
 123 R-13 in the walls and at least R-19 in the ceiling.

124 (b) Residential-grade insulated doors and windows.

125 (c) An electrical system that meets National Fire

126 Protection Association (NFPA) 70, National Electrical Code,
127 article 551 or article 552, as applicable.

128 (d) Low-voltage electrical systems that meet the
129 requirements of the ANSI/RVIA Low Voltage Systems in Conversion
130 and RVs Standard.

131 (e) Wall framing consisting of structural rated studs that
132 are between 16 and 24 inches on center, which studs are at least
133 2 inches by 4 inches of wood or metal, or equivalent structural
134 insulated panels.

135 (4) Each movable tiny home described in s.
136 320.01(1)(b)7.a.(II) must have a sticker or other documentation
137 certifying that the movable tiny home was inspected and
138 certified for compliance with subsection (3) by a professional
139 engineer licensed in this state or by a third-party inspector
140 who is qualified to inspect for ANSI compliance and is
141 accredited pursuant to either the American Society for Testing
142 and Materials Appendix E541 or ISO/IEC 17020.

143 Section 4. This act shall take effect October 1, 2023.