

1 A bill to be entitled
 2 An act relating to movable tiny homes; amending s.
 3 320.01, F.S.; revising the definition of the term
 4 "park trailer"; defining the term "movable tiny home";
 5 creating s. 320.8201, F.S.; providing requirements for
 6 construction and inspection of a movable tiny home;
 7 requiring a movable tiny home to have a sticker or
 8 other documentation certifying compliance therewith;
 9 amending s. 553.73, F.S.; requiring the Florida
 10 Building Commission to review updates to certain codes
 11 which pertain to requirements for movable tiny homes;
 12 providing an effective date.

13
 14 Be It Enacted by the Legislature of the State of Florida:

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 16 Section 1. Paragraph (b) of subsection (1) and subsection
 17 (4) of section 320.01, Florida Statutes, are amended to read:

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

20 (1) "Motor vehicle" means:

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

26 | the length and width provisions of s. 316.515, ~~as that section~~
27 | ~~may hereafter be amended~~. As defined below, the basic entities
28 | 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. The "park trailer," which is a transportable unit that
62 ~~which~~ has a body width not exceeding 14 feet and that ~~which~~ is
63 built on a single chassis and is designed to provide seasonal or
64 temporary living quarters when connected to utilities necessary
65 for operation of installed fixtures and appliances. The total
66 area of such ~~the unit may in a setup mode, when measured from~~
67 ~~the exterior surface of the exterior stud walls at the level of~~
68 ~~maximum dimensions, not including any bay window, does not~~
69 exceed 400 square feet when constructed to ANSI A-119.5
70 standards, and 500 square feet when constructed to United States
71 Department of Housing and Urban Development Standards. The
72 length of a park trailer means the distance from the exterior of
73 the front of the body (nearest to the drawbar and coupling
74 mechanism) to the exterior of the rear of the body (at the
75 opposite end of the body), including any protrusions.

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

84 (4) (a) "Trailer" means any vehicle without motive power
85 designed to be coupled to or drawn by a motor vehicle and
86 constructed so that no part of its weight or that of its load
87 rests upon the towing vehicle.

88 (b) "Movable tiny home" means a trailer with a house
89 affixed to a single chassis which is a transportable unit that
90 has a body width not exceeding 14 feet and is designed to
91 provide permanent living quarters for no more than one household
92 when connected to utilities necessary for operation of installed
93 fixtures and appliances. The total area of the unit in a setup
94 mode, when measured from the exterior surface of the exterior
95 stud walls at the level of maximum dimensions, not including any
96 bay window, does not exceed 500 square feet when constructed to
97 standards specified in s. 320.8201. The length of a movable tiny
98 home means the distance from the exterior of the front of the
99 body (nearest to the drawbar and coupling mechanism) to the
100 exterior of the rear of the body (at the opposite end of the

101 body), including any protrusions.

102 Section 2. Section 320.8201, Florida Statutes, is created
103 to read:

104 320.8201 Movable tiny homes; construction and inspection.—
105 A movable tiny home as defined in s. 320.01(4)(b) must be
106 constructed and inspected in accordance with the Florida
107 Building Code and must have a sticker or other documentation
108 certifying that the movable tiny home was inspected and
109 certified for compliance with the Florida Building Code by a
110 professional engineer or architect licensed in this state or by
111 a third-party inspector who is qualified to inspect for
112 compliance with the Florida Building Code.

113 Section 3. Paragraph (a) of subsection (7) of section
114 553.73, Florida Statutes, is amended to read:

115 553.73 Florida Building Code.—

116 (7)(a) The commission shall adopt an updated Florida
117 Building Code every 3 years through review of the most current
118 updates of the International Building Code, the International
119 Fuel Gas Code, the International Existing Building Code, the
120 International Mechanical Code, the International Plumbing Code,
121 and the International Residential Code, all of which are
122 copyrighted and published by the International Code Council, and
123 the National Electrical Code, which is copyrighted and published
124 by the National Fire Protection Association. At a minimum, the
125 commission shall adopt any updates to such codes or any other

126 code necessary to maintain eligibility for federal funding and
127 discounts from the National Flood Insurance Program, the Federal
128 Emergency Management Agency, and the United States Department of
129 Housing and Urban Development. The commission shall also review
130 any updates to such codes which pertain to requirements for
131 movable tiny homes. The commission shall also review and adopt
132 updates based on the International Energy Conservation Code
133 (IECC); however, the commission shall maintain the efficiencies
134 of the Florida Energy Efficiency Code for Building Construction
135 adopted and amended pursuant to s. 553.901. Every 3 years, the
136 commission may approve updates to the Florida Building Code
137 without a finding that the updates are needed in order to
138 accommodate the specific needs of this state. The commission
139 shall adopt updated codes by rule.

140 Section 4. This act shall take effect October 1, 2024.