

1 A bill to be entitled
2 An act relating to certified recovery residences;
3 amending s. 397.487, F.S.; providing that a certified
4 recovery residence is deemed a nontransient
5 residential use of land for a specified purpose;
6 prohibiting a local law, ordinance, or regulation from
7 prohibiting or regulating a recovery residence in a
8 multifamily structure; requiring a municipality or
9 county to allow certain certified recovery residences
10 in specified zoned districts without the need to
11 obtain changes in certain zoning or land use;
12 authorizing a municipality or county to deny the
13 establishment of a Level IV certified recovery
14 residence for a specified use under certain
15 circumstances; defining the term "adjacent to";
16 providing applicability; amending s. 397.4871, F.S.;
17 revising and providing requirements for the personnel-
18 to-resident ratio for a Level IV certified recovery
19 residence; providing an effective date.

20
21 Be It Enacted by the Legislature of the State of Florida:

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23 **Section 1. Subsection (15) is added to section 397.487,**
24 **Florida Statutes, to read:**

25 397.487 Voluntary certification of recovery residences.—

26 (15) (a) A certified recovery residence is deemed a
27 nontransient residential use of land for purposes of all local
28 zoning ordinances. A local law, ordinance, or regulation may not
29 prohibit certified recovery residences or regulate the duration
30 or frequency of use of a certified recovery residence in a
31 multifamily structure.

32 (b) A municipality or county must allow the establishment
33 of a certified recovery residence in all districts zoned
34 multifamily residential as an allowable use and must allow a
35 structure originally constructed and permitted for multifamily
36 purposes to be used as a certified recovery residence, allowing
37 up to two residents per bedroom, without obtaining a zoning or a
38 land use change, a special exception, a conditional use
39 approval, a variance, or a comprehensive plan amendment for the
40 zoning and densities authorized under this subsection.

41 (c) A municipality or county may deny the establishment of
42 a Level IV certified recovery residence if the proposed use is
43 adjacent to, or on two or more sides of, a parcel zoned for
44 single-family residential use and is within a single-family
45 residential development with at least 25 contiguous single-
46 family homes. For the purposes of this paragraph, the term
47 "adjacent to" means those properties sharing more than one point
48 of a property line, but the term does not include properties
49 separated by a public road.

50 (d) This subsection applies to certified recovery

51 residence providers that were voluntarily certified by the
52 credentialing entity as described in s. 397.487 on or before
53 July 1, 2025.

54 **Section 2. Paragraph (c) of subsection (8) of section**
55 **397.4871, Florida Statutes, is amended to read:**

56 397.4871 Recovery residence administrator certification.—
57 (8)

58 (c) Notwithstanding paragraph (b), a Level IV certified
59 recovery residence operating as community housing as defined in
60 s. 397.311(9), which residence is actively managed by a
61 certified recovery residence administrator approved for 100
62 residents under this section and is wholly owned or controlled
63 by a licensed service provider, may:

64 1. Actively manage up to 150 residents so long as the
65 licensed service provider maintains a service provider
66 personnel-to-patient ratio of 1 to 8 and maintains onsite
67 supervision at the residence during times when residents are at
68 the residence ~~24 hours a day, 7 days a week,~~ with a personnel-
69 to-resident ratio of 1 to 10.

70 2. Actively manage up to 500 residents so long as the
71 licensed service provider maintains a service provider
72 personnel-to-patient ratio of 1 to 8 and maintains onsite
73 supervision at the residence during times when residents are at
74 the residence with a personnel-to-resident ratio of 1 to 6.
75

76 | A certified recovery residence administrator who has been
77 | removed by a certified recovery residence due to termination,
78 | resignation, or any other reason may not continue to actively
79 | manage more than 50 residents for another service provider or
80 | certified recovery residence without being approved by the
81 | credentialing entity.

82 | **Section 3.** This act shall take effect July 1, 2025.