

1 A bill to be entitled
2 An act relating to certified recovery residences;
3 amending s. 397.487, F.S.; providing that certain
4 certified recovery residences are deemed a
5 nontransient residential use of land for a specified
6 purpose; prohibiting a local law, ordinance, or
7 regulation from prohibiting or regulating a recovery
8 residence in a multifamily structure; requiring a
9 municipality or county to allow certain certified
10 recovery residences in specified zoned districts
11 without the need to obtain changes in certain zoning
12 or land use; authorizing a municipality or county to
13 deny the establishment of a Level IV certified
14 recovery 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:

22
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 that does not
27 occupy a community or structure that is governed by a
28 condominium association under chapter 718, or which fully
29 occupies a community or structure that is governed by a
30 condominium association under chapter 718, is deemed a
31 nontransient residential use of land for purposes of all local
32 zoning ordinances. A local law, ordinance, or regulation may not
33 prohibit certified recovery residences or regulate the duration
34 or frequency of use of a certified recovery residence in a
35 multifamily structure.

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

45 (c) A municipality or county may deny the establishment of
46 a Level IV certified recovery residence if the proposed use is
47 adjacent to, or on two or more sides of, a parcel zoned for
48 single-family residential use and is within a single-family
49 residential development with at least 25 contiguous single-
50 family homes. For the purposes of this paragraph, the term

51 "adjacent to" means those properties sharing more than one point
52 of a property line, but the term does not include properties
53 separated by a public road.

54 (d) This subsection applies to certified recovery
55 residence providers that were voluntarily certified by the
56 credentialing entity as described in s. 397.487 on or before
57 July 1, 2025.

58 **Section 2. Paragraph (c) of subsection (8) of section**
59 **397.4871, Florida Statutes, is amended to read:**

60 397.4871 Recovery residence administrator certification.—
61 (8)

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

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

74 2. Actively manage up to 500 residents so long as the
75 licensed service provider maintains a service provider

76 personnel-to-patient ratio of 1 to 8 and maintains onsite
77 supervision at the residence during times when residents are at
78 the residence with a personnel-to-resident ratio of 1 to 6.

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

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