

1 A bill to be entitled
 2 An act relating to panelized construction; amending s.
 3 125.0231, F.S.; authorizing counties and
 4 municipalities to authorize and approve panelized
 5 construction on certain property; amending s. 553.36,
 6 F.S.; defining the term "panelized construction";
 7 amending s. 553.37, F.S.; providing that panelized
 8 construction is considered open construction and is
 9 authorized under the Florida Building Code and only
 10 subject to local permitting; amending s. 553.73, F.S.;
 11 providing that certain panelized construction is not
 12 considered a dwelling unit for purposes of the Florida
 13 Building Code; specifying the manner in which
 14 panelized construction is approved; providing that
 15 panelized construction meets the requirements of local
 16 product approval under certain circumstances;
 17 providing an effective date.

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 19 Be It Enacted by the Legislature of the State of Florida:

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 21 **Section 1. Paragraph (f) is added to subsection (3) of**
 22 **section 125.0231, Florida Statutes, to read:**

23 125.0231 Public camping and public sleeping.—

24 (3) A county may, by majority vote of the county's
 25 governing body, designate property owned by the county or a

26 | municipality within the boundaries of the county to be used for
 27 | a continuous period of no longer than 1 year for the purposes of
 28 | public camping or sleeping. If the designated property is within
 29 | the boundaries of a municipality, the designation is contingent
 30 | upon the concurrence of the municipality by majority vote of the
 31 | municipality's governing body.

32 | (f) A county and, if applicable, a municipality may
 33 | authorize and approve panelized construction, as defined in s.
 34 | 553.36(16), on property designated under this section for
 35 | immediate and temporary sheltering needs.

36 | **Section 2. Subsections (16), (17), and (18) of section**
 37 | **553.36, Florida Statutes, are renumbered as subsections (17),**
 38 | **(18), and (19), respectively, and a new subsection (16) is added**
 39 | **to that section, to read:**

40 | 553.36 Definitions.—The definitions contained in this
 41 | section govern the construction of this part unless the context
 42 | otherwise requires.

43 | (16) "Panelized construction" means any hard-sided
 44 | structure that has non-concealed mechanical, electrical, and
 45 | plumbing components which is created by the off-site fabrication
 46 | of structural components or panels and then transported to the
 47 | construction site for assembly. Such panels include walls,
 48 | floors, and roof sections.

49 | **Section 3. Subsection (3) of section 553.37, Florida**
 50 | **Statutes, is amended, and subsection (13) is added to that**

51 **section, to read:**

52 553.37 Rules; inspections; and insignia.—

53 (3) After the effective date of the Florida Building Code,
54 no manufactured building, except as provided in subsection (12)
55 or subsection (13), may be installed in this state unless it is
56 approved and bears the insignia of approval of the department
57 and a manufacturer's data plate. Approvals issued by the
58 department under the provisions of the prior part shall be
59 deemed to comply with the requirements of this part.

60 (13) Panelized construction is considered open
61 construction and is not required to bear the insignia of
62 approval from the department and the manufacturer's data plate.
63 Panelized construction is authorized under the Florida Building
64 Code and is only subject to permitting by the local
65 jurisdiction.

66 **Section 4. Subsection (21) is added to section 553.73,**
67 **Florida Statutes, to read:**

68 553.73 Florida Building Code.—

69 (21) Panelized construction, as defined in s. 553.36(16),
70 that does not include a permanent provision for cooking and
71 sanitation and is freestanding and not permanently affixed to a
72 foundation or permanent structure, which is utilized for
73 immediate and temporary shelter, may not be considered a
74 dwelling unit for purposes of the Florida Building Code.
75 Panelized construction that meets the structural wind and load

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76 | requirements of the local jurisdiction and is approved by an
77 | engineer licensed under chapter 471 is subject to review by the
78 | local enforcement agency under Section R104.11 of the
79 | International Residential Code (2021) as alternative materials,
80 | design, and methods of construction and equipment. Panelized
81 | construction that is approved under this subsection is deemed to
82 | have met the requirements of s. 553.8425.

83 | **Section 5.** This act shall take effect July 1, 2025.