

The Florida Senate  
**HOUSE MESSAGE SUMMARY**

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Prepared By: The Professional Staff of the Committee on Community Affairs

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[2025s01730.hms.ca]

BILL: CS/CS/SB 1730, Engrossed 1

INTRODUCER: Rules Committee; Community Affairs Committee; and Senator Calatayud

SUBJECT: Affordable Housing

DATE: April 30, 2025

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**I. Amendments Contained in Message:**

**House Amendment – 673693** (body with title)

**II. Summary of Amendments Contained in Message:**

**House Amendment – 673693** makes the following changes pertaining to the Live Local Act (Act) land use provisions:

- Provides for height restrictions for proposed developments on parcels with historic buildings, allowing local governments to restrict the height to the highest currently allowed height within three-fourths of a mile, instead of one mile.
- Requires the administrative approval of demolition associated with proposed developments under the Act.
- Increases parking reduction requirement for proposed developments from ten to fifteen percent.
- Clarifies that recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, are not considered commercial, industrial, or mixed-use for purposes of the Act and removes a related provision for development on recreational land.
- Requires local governments to annually report on litigation and developments approved or proposed under the Act.
- Shifts the effective date of provisions exempting environmental protection areas from upon becoming a law to the bill's effective date.

The amendment also:

- Removes the bill provisions increasing the evacuation clearance time in the Florida Keys;
- Removes the bill provisions pertaining to the Fair Housing Act, and
- Adds a new provision expressly authorizing local governments to approve affordable housing developments on parcels owned by a religious organization containing a house of public worship.