



559016

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/20/2025	.	
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The Committee on Community Affairs (Gaetz) recommended the following:

Senate Amendment (with title amendment)

Delete lines 21 - 39

and insert:

Section 1. Present subsection (5) of section 163.31771, Florida Statutes, is redesignated as subsection (7), new subsection (5) and subsection (6) are added to that section, and subsection (3) of that section is amended, to read:

163.31771 Accessory dwelling units.—

(3) A local government shall ~~may~~ adopt an ordinance to



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11 allow accessory dwelling units, without any corresponding
12 increase in parking requirements, in any area zoned for single-
13 family residential use. Such ordinance may not require that the
14 owner of a parcel on which an accessory dwelling unit is
15 constructed reside on such parcel and does not apply to a
16 planned unit development or master planned community as those
17 terms are defined in s. 163.3202(5)(b)2. The local government
18 may not impose additional impact fees, mobility fees, or other
19 development-related fees on accessory dwelling units beyond
20 those applicable to the primary single-family residence, or
21 discount or waive such fees selectively.

22 (5) A local government may preapprove accessory dwelling
23 unit designs and manufactured accessory dwelling units that are
24 deemed to comply with all permitting requirements. This
25 subsection does not prohibit the use of a manufactured accessory
26 dwelling unit that is not preapproved by the local government.

27 (6) The owner of a property with an accessory dwelling unit
28 may not be denied a homestead exemption solely on the basis of
29 the property containing an accessory dwelling unit that is or
30 may be rented to another person. However, if the accessory
31 dwelling unit is rented to another person, the assessment of the
32 accessory dwelling unit must be separated from the homestead
33 property.

34 Section 2. The Office of Program Policy Analysis and
35 Government Accountability (OPPAGA) shall evaluate the efficacy
36 of using mezzanine finance, or second-position short-term debt,
37 to stimulate the construction of owner-occupied affordable
38 housing in this state. OPPAGA shall consult with the Florida
39 Housing Finance Corporation and the Shimberg Center for Housing



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40 Studies at the University of Florida in conducting its
41 evaluation. By December 31, 2026, OPPAGA shall submit a report
42 of its findings to the President of the Senate and the Speaker
43 of the House of Representatives. Such report must include
44 recommendations for the structuring of a model mezzanine finance
45 program.

46
47 ===== T I T L E A M E N D M E N T =====

48 And the title is amended as follows:

49 Delete lines 7 - 12

50 and insert:

51 requirements; prohibiting such an ordinance from
52 including a specified requirement; providing
53 applicability of such an ordinance; prohibiting a
54 local government from imposing certain fees on
55 accessory dwelling units, or discounting or waiving
56 such fees selectively; authorizing a local government
57 to preapprove certain designs and manufactured
58 accessory dwelling units; providing construction;
59 prohibiting the denial of a homestead exemption on a
60 certain basis; requiring that the assessment of a
61 rented accessory dwelling unit be separated from the
62 homestead property; requiring the Office of Program
63 Policy Analysis and Government Accountability to
64 evaluate the efficacy of using mezzanine finance for a
65 specified purpose; requiring the office to consult
66 with certain entities; requiring the office to submit
67 a certain report to the Legislature by a specified
68 date; amending s. 420.615, F.S.;