



791116

LEGISLATIVE ACTION

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

1 **Senate Amendment to Amendment (559016) (with title**
2 **amendment)**

3
4 Delete lines 5 - 38
5 and insert:

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

10 163.31771 Accessory dwelling units.—



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11 (3) A local government shall ~~may~~ adopt an ordinance to
12 allow accessory dwelling units, without any corresponding
13 increase in parking requirements, in any area zoned for single-
14 family residential use. Such ordinance may not require that the
15 owner of a parcel on which an accessory dwelling unit is
16 constructed reside on such parcel and does not apply to a
17 planned unit development or master planned community as those
18 terms are defined in s. 163.3202(5)(b)2.

19 (5) The owner of a property with an accessory dwelling unit
20 may not be denied a homestead exemption for those portions of
21 property on which the owner maintains a permanent residence
22 solely on the basis of the property containing an accessory
23 dwelling unit that is or may be rented to another person.
24 However, if the accessory dwelling unit is rented to another
25 person, the accessory dwelling unit must be assessed separately
26 from the homestead property.

27 Section 2. The Office of Program Policy Analysis and
28 Government Accountability (OPPAGA) shall evaluate the efficacy
29 of using mezzanine finance, or second-position short-term debt,
30 to stimulate the construction of owner-occupied housing that is
31 affordable as defined in s. 420.0004(3), Florida Statutes, in
32 this state. OPPAGA shall also evaluate the potential of tiny
33 homes in meeting the need for affordable housing in this state.
34 OPPAGA shall consult with the Florida

35
36 ===== T I T L E A M E N D M E N T =====

37 And the title is amended as follows:

38 Delete lines 53 - 62

39 and insert:



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40 applicability of such an ordinance; prohibiting the
41 denial of a homestead exemption for certain portions
42 of property on a specified basis; requiring that a
43 rented accessory dwelling unit be assessed separately
44 from the homestead property; requiring the Office of
45 Program