

The Florida Senate
HOUSE MESSAGE SUMMARY

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

[2025s00184.hms.ca]

BILL: CS/CS/CS/SB 184, Engrossed 1

INTRODUCER: Rules Committee; Appropriations Committee on Transportation, Tourism, and Economic Development; Community Affairs Committee; and Senator Gaetz

SUBJECT: Housing

DATE: April 30, 2025

I. Amendments Contained in Message:

House Amendment - 063937 (body with title)

II. Summary of Amendments Contained in Message:

House Amendment – 063937 amends the provisions of the bill related to ordinances allowing accessory dwelling units to remove language permitting local governments to ban short term rental of such units, and to provide that such units may not be permitted in an area of critical state concern listed in statute.

The amendment also introduces new sections providing that the use or conversion of a building owned by a nonprofit whose stated corporate purpose relates to the support of people living with a mental health disorder into a residence which has 2-4 bedrooms, is occupied by no more than six ambulatory adults living with a mental health disorder, and has no more than two adults per bedroom, does not trigger a change of occupancy for the purpose of enforcing the Florida Building Code, and may not be reclassified for the purpose of enforcing the Florida Fire Prevention Code.