

1 A bill to be entitled
 2 An act relating to affordable housing; amending s.
 3 163.31771, F.S.; revising the definition of the term
 4 "accessory dwelling unit" to include certain
 5 manufactured homes; requiring, rather than
 6 authorizing, a local government to adopt an ordinance
 7 to allow accessory dwelling units in certain areas;
 8 prohibiting such an ordinance from increasing parking
 9 requirements; providing applicability of such an
 10 ordinance; amending s. 420.615, F.S.; authorizing a
 11 local government to provide a density bonus incentive
 12 to landowners who make certain real property donations
 13 to assist in the provision of affordable housing for
 14 military families; providing an effective date.

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

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18 **Section 1. Paragraph (a) of subsection (2) and subsection**
 19 **(3) of section 163.31771, Florida Statutes, are amended to read:**

20 163.31771 Accessory dwelling units.—

21 (2) As used in this section, the term:

22 (a) "Accessory dwelling unit" means an ancillary or
 23 secondary living unit, that has a separate kitchen, bathroom,
 24 and sleeping area, existing either within the same structure, or
 25 on the same lot, as the primary dwelling unit. The term includes

26 | manufactured homes constructed on or after January 1, 2025, to
 27 | the National Manufactured Housing Construction and Safety
 28 | Standards.

29 | (3) A local government shall ~~may~~ adopt an ordinance to
 30 | allow accessory dwelling units, without any corresponding
 31 | increase in parking requirements, in any area zoned for single-
 32 | family residential use. Such ordinance does not apply to a
 33 | planned unit development or master planned community as those
 34 | terms are defined in s. 163.3202 (5) (b) 2.

35 | **Section 2. Subsection (1) of section 420.615, Florida**
 36 | **Statutes, is amended to read:**

37 | 420.615 Affordable housing land donation density bonus
 38 | incentives.—

39 | (1) A local government may provide density bonus
 40 | incentives pursuant to the provisions of this section to any
 41 | landowner who voluntarily donates fee simple interest in real
 42 | property to the local government for the purpose of assisting
 43 | the local government in providing affordable housing, including
 44 | housing that is affordable for military families receiving the
 45 | basic allowance for housing. Donated real property must be
 46 | determined by the local government to be appropriate for use as
 47 | affordable housing and must be subject to deed restrictions to
 48 | ensure that the property will be used for affordable housing.

49 | **Section 3.** This act shall take effect July 1, 2025.