

1 A bill to be entitled
 2 An act relating to residential land use development
 3 regulations; providing a short title; creating ss.
 4 125.01056 and 166.04155, F.S.; providing legislative
 5 purpose; providing legislative findings; providing
 6 definitions; authorizing counties and municipalities,
 7 respectively, to zone or designate a parcel for
 8 single-family residential use or single-family hybrid
 9 housing use; authorizing counties and municipalities,
 10 respectively, to allow the use of land for single-
 11 family residential use, while prohibiting the use of
 12 land for single-family hybrid housing use; providing
 13 legislative intent; providing for the adoption of
 14 local land development regulations; providing
 15 applicability; providing exemptions; providing an
 16 effective date.

17
 18 Be It Enacted by the Legislature of the State of Florida:

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 20 **Section 1.** This act may be cited as the "Strengthening
 21 Home Ownership in Florida Act."

22 **Section 2.** **Section 125.01056, Florida Statutes, is created**
 23 **to read:**

24 125.01056 Hybrid housing.-
 25 (1) PURPOSE.-The land use categories of single-family

26 residential and hybrid housing use aim to clearly distinguish
27 between owner-occupied single-family homes and hybrid housing
28 models that blend single-family homes on individual lots with
29 multifamily ownership characteristics.

30 (2) FINDINGS.—The Legislature finds that:

31 (a) Homeownership enhances community stability, economic
32 prosperity, and civic engagement.

33 (b) There are substantial public benefits of increased
34 homeownership, such as improved public welfare and economic
35 resilience.

36 (c) Evolving housing needs require adaptable policy
37 frameworks that promote inclusivity and economic diversity
38 within communities.

39 (d) Distinguishing between land use categories for owner-
40 occupied single-family residential use and hybrid housing use
41 addresses the diverse needs and preferences of the residents of
42 this state.

43 (e) There is currently no mechanism to ensure that
44 rezoning land into uses for single-family residential use will
45 provide for home ownership opportunities, necessitating
46 legislative action to address this concern.

47 (3) DEFINITIONS.—For purposes of this section:

48 (a) "Single-family hybrid housing use" means residential
49 property that is primarily designed for use as rental property
50 or property subject to a lease agreement, which is owned by a

51 related entity, irrespective of the total number of properties
 52 owned in the county.

53 (b) "Single-family residential use" means owner-occupied
 54 residential property in which the homeowner, and any related
 55 entity, does not own more than three single-family residences in
 56 the county.

57
 58 For purposes of this subsection, the term "related entity" means
 59 a person or entity that has an affiliation or connection to the
 60 property, whether direct or indirect, through an ownership
 61 interest, familial or associative connection, control or
 62 influence, economic interest, legal or beneficial interest, or
 63 contractual or agreement-based relationship.

64 (4) AUTHORIZED LAND USE CATEGORIES.—

65 (a) A county may zone or designate a parcel for single-
 66 family residential use or single-family hybrid housing use in
 67 its local government comprehensive plan and future land use map.

68 (b) A county may allow the use of land for single-family
 69 residential use, while prohibiting the use of land for single-
 70 family hybrid housing use, for purposes of any local zoning
 71 regulations or future land use maps. It is the intent of this
 72 section to enable a county the ability to tailor its land use
 73 policies and regulations to address local housing needs and
 74 community development goals.

75 (5) ADOPTION OF LOCAL LAND DEVELOPMENT REGULATIONS.—A

76 county may adopt any ordinance, rule, or regulation consistent
 77 with this section to meet its specific local housing needs.

78 (6) APPLICABILITY.—This section does not apply to property
 79 owned or developed by a state or local governmental entity.

80 (7) EXEMPTIONS.—

81 (a) This section is exempt from the requirements of s.
 82 70.001.

83 (b) A builder or developer engaged in the construction and
 84 sale of a new home on land zoned for single-family residential
 85 use is exempt from any land development regulations governing
 86 single-family residential use if the builder or developer owns
 87 the unoccupied home under permitting and construction.

88 **Section 3. Section 166.04155, Florida Statutes, is created**
 89 **to read:**

90 166.04155 Hybrid housing.—

91 (1) PURPOSE.—The land use categories of single-family
 92 residential and hybrid housing use aim to clearly distinguish
 93 between owner-occupied single-family homes and hybrid housing
 94 models that blend single-family homes on individual lots with
 95 multifamily ownership characteristics.

96 (2) FINDINGS.—The Legislature finds that:

97 (a) Homeownership enhances community stability, economic
 98 prosperity, and civic engagement.

99 (b) There are substantial public benefits of increased
 100 homeownership, such as improved public welfare and economic

101 resilience.

102 (c) Evolving housing needs require adaptable policy
103 frameworks that promote inclusivity and economic diversity
104 within communities.

105 (d) Distinguishing between land use categories for owner-
106 occupied single-family residential use and hybrid housing use
107 addresses the diverse needs and preferences of the residents of
108 this state.

109 (e) There is currently no mechanism to ensure that
110 rezoning land into uses for single-family residential use will
111 provide for home ownership opportunities, necessitating
112 legislative action to address this concern.

113 (3) DEFINITIONS.—For purposes of this section:

114 (a) "Single-family hybrid housing use" means residential
115 property that is primarily designed for use as rental property
116 or property subject to a lease agreement, which is owned by a
117 related entity, irrespective of the total number of properties
118 owned in the county.

119 (b) "Single-family residential use" means owner-occupied
120 residential property in which the homeowner, and any related
121 entity, does not own more than three single-family residences in
122 the county.

123
124 For purposes of this subsection, "related entity," means a
125 person or entity that has an affiliation or connection to the

126 property, whether direct or indirect, through an ownership
127 interest, familial or associative connection, control or
128 influence, economic interest, legal or beneficial interest, or
129 contractual or agreement-based relationship.

130 (4) AUTHORIZED LAND USE CATEGORIES.—

131 (a) A municipality may zone or designate a parcel for
132 single-family residential use or single-family hybrid housing
133 use in its local government comprehensive plan and future land
134 use map.

135 (b) A municipality may allow the use of land for single-
136 family residential use, while prohibiting the use of land for
137 single-family hybrid housing use, for purposes of any local
138 zoning regulations or future land use maps. It is the intent of
139 this section to enable a municipality the ability to tailor its
140 land use policies and regulations to address local housing needs
141 and community development goals.

142 (5) ADOPTION OF LOCAL LAND DEVELOPMENT REGULATIONS.—A
143 municipality may adopt any ordinance, rule, or regulation
144 consistent with this section to meet its specific local housing
145 needs.

146 (6) APPLICABILITY.—This section does not apply to property
147 owned or developed by a state or local governmental entity.

148 (7) EXEMPTIONS.—

149 (a) This section is exempt from the requirements of s.
150 70.001.

151 (b) A builder or developer engaged in the construction and
152 sale of a new home on land zoned for single-family residential
153 use is exempt from any land development regulations governing
154 single-family residential use if the builder or developer owns
155 the unoccupied home under permitting and construction.

156 **Section 4.** This act shall take effect July 1, 2025.