



478326

LEGISLATIVE ACTION

Senate

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House

The Committee on Community Affairs (Gruters) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

Section 1. Subsection (15) is added to section 397.487,
Florida Statutes, to read:

397.487 Voluntary certification of recovery residences.—
(15) (a) A certified recovery residence is deemed a
nontransient residential use for purposes of all local zoning
ordinances. A local law, ordinance, or regulation may not



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11 prohibit certified recovery residences or regulate the duration
12 or frequency of use of a certified recovery residence in a
13 multifamily structure.

14 (b) A municipality or county shall allow the establishment
15 of a certified recovery residence in all districts zoned
16 multifamily residential and shall allow a structure originally
17 constructed and permitted for multifamily purposes to be used as
18 a certified recovery residence, allowing up to two residents per
19 bedroom, without obtaining a zoning or a land use change, a
20 special exception, a conditional use approval, a variance, or a
21 comprehensive plan amendment for the zoning and densities
22 authorized under this subsection.

23 (c) A municipality or a county may deny the establishment
24 of a Level IV certified recovery residence if the proposed use
25 is adjacent to, or on two or more sides of, a parcel zoned for
26 single-family residential use and is within a single-family
27 residential development with at least 25 contiguous single-
28 family homes. For the purposes of this paragraph, the term
29 "adjacent to" means those properties sharing more than one point
30 of a property line, but the term does not include properties
31 separated by a public road.

32 (d) This subsection applies to certified recovery residence
33 providers that were voluntarily certified by the credentialing
34 entity pursuant to this section on or before July 1, 2025.

35 Section 2. Paragraph (c) of subsection (8) of section
36 397.4871, Florida Statutes, is amended to read:

37 397.4871 Recovery residence administrator certification.—

38 (8)

39 (c) Notwithstanding paragraph (b), a Level IV certified



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40 recovery residence operating as community housing as defined in
41 s. 397.311(9), which residence is actively managed by a
42 certified recovery residence administrator approved for 100
43 residents under this section and is wholly owned or controlled
44 by a licensed service provider, may:

45 1. Actively manage up to 150 residents so long as the
46 licensed service provider maintains a service provider
47 personnel-to-patient ratio of 1 to 8 and maintains onsite
48 supervision at the residence during times when residents are at
49 the residence 24 hours a day, 7 days a week, with a personnel-
50 to-resident ratio of 1 to 10.

51 2. Actively manage up to 500 residents, so long as the
52 licensed service provider maintains a service provider
53 personnel-to-patient ratio of 1 to 8 and maintains onsite
54 supervision at the residence during times when residents are at
55 the residence with a personnel-to-resident ratio of 1 to 6.

56
57 A certified recovery residence administrator who has been
58 removed by a certified recovery residence due to termination,
59 resignation, or any other reason may not continue to actively
60 manage more than 50 residents for another service provider or
61 certified recovery residence without being approved by the
62 credentialing entity.

63 Section 3. This act shall take effect July 1, 2025.

64 ===== T I T L E A M E N D M E N T =====

65 And the title is amended as follows:

66 Delete everything before the enacting clause
67 and insert:

68 A bill to be entitled



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69 An act relating to certified recovery residences;
70 amending s. 397.487, F.S.; providing that a recovery
71 residence is deemed a nontransient residential use of
72 land for a specified purpose; prohibiting a local law,
73 ordinance, or regulation from prohibiting or
74 regulating a recovery residence in a multifamily
75 structure; requiring a county or a municipality to
76 allow certain certified recovery residences in
77 specified zoned districts without the need to obtain
78 changes in certain zoning or land use; specifying the
79 allowable use of such certified recovery residences;
80 authorizing a municipality or a county to deny the
81 establishment of a certified Level IV recovery
82 residence if the proposed use is adjacent to, or on
83 two or more sides of, a parcel zoned for a specified
84 use and within a certain single-family residential
85 development; defining the term "adjacent to";
86 providing applicability; amending s. 397.4871, F.S.;
87 providing that the personnel-to-resident ratio for a
88 certified recovery residence must be met only when the
89 residents are at the residence; providing that a
90 certified recovery residence administrator for Level
91 IV certified recovery residences which maintains a
92 specified personnel-to-patient ratio has a limitation
93 on the number of residents it may manage; providing an
94 effective date.