



478326

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
04/02/2025	.	
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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



478326

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

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

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

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

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

397.4871 Recovery residence administrator certification.—

(8)

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



478326

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

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

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

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

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

===== T I T L E A M E N D M E N T =====  
And the title is amended as follows:

Delete everything before the enacting clause  
and insert:

A bill to be entitled



478326

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