

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. HB 313 (2026)

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED _____ (Y/N)

ADOPTED AS AMENDED _____ (Y/N)

ADOPTED W/O OBJECTION _____ (Y/N)

FAILED TO ADOPT _____ (Y/N)

WITHDRAWN _____ (Y/N)

OTHER _____

Committee/Subcommittee hearing bill: Housing, Agriculture &
Tourism Subcommittee

Representative Nix offered the following:

Amendment (with title amendment)

Remove lines 134-157 and insert:

(d) "By right" means the ability to be approved without
requiring a public hearing; a variance, conditional use permit,
special permit, or special exception; or other discretionary
action other than a determination that a site plan conforms with
applicable zoning regulations.

(e)~~(d)~~ "Low-income persons" has the same meaning as in s.
420.0004(11).

(f)~~(e)~~ "Moderate-income persons" has the same meaning as
in s. 420.0004(12).

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16 (g)~~(f)~~ "Very-low-income persons" has the same meaning as
17 in s. 420.0004(17).

18 (h)~~(g)~~ "Extremely-low-income persons" has the same meaning
19 as in s. 420.0004(9).

20 (i) "Primary dwelling unit" means the existing or proposed
21 single-family dwelling on the property where a proposed
22 accessory dwelling unit would be located.

23 (3) By December 1, 2026, a local government shall ~~may~~
24 adopt an ordinance to allow accessory dwelling units by right in
25 any area zoned for single-family residential use. Such ordinance
26 must apply prospectively to accessory dwelling units approved
27 after the date the ordinance is adopted. Such ordinance may
28 regulate the permitting, construction, and use of an accessory
29 dwelling unit but may not do any of the following:

30 (a) Require that the owner of a parcel on which an
31 accessory dwelling unit is constructed reside in the primary
32 dwelling unit.

33 (b) Increase parking requirements on any parcel that can
34 accommodate an additional motor vehicle on a driveway without
35 impeding access to the primary dwelling unit.

36 (c) Require replacement parking if a garage, carport, or
37 covered parking structure is converted to create an accessory
38 dwelling unit.

39 (d) Impose discretionary review or hearing standards, such
40 as requiring a conditional use approval or special exception to

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41 construct an accessory dwelling unit, or other review standards
42 that do not apply generally to other housing in the same
43 district or zone.

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46 **T I T L E A M E N D M E N T**

47 Remove line 8 and insert:
48 amending s. 163.31771, F.S.; defining the terms "by
49 right" and