

CS/HB 833

2026

A bill to be entitled
An act relating to private school facilities; amending
s. 1002.42, F.S.; providing that certain private
schools are considered a permitted use in certain
zoning districts; authorizing certain private schools
to operate in facilities that meet specified
requirements; requiring certain private schools
operating in such facilities to meet specified
standards under the Florida Fire Prevention Code;
requiring a local fire official to use specified fire
safety evaluation systems for existing private school
facilities; providing an effective date.

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

Section 1. Subsections (19) and (20) of section 1002.42, Florida Statutes, are renumbered as subsections (20) and (21), respectively, paragraph (d) is added to present subsection (19), and a new subsection (19) and is added to that section, to read:

1002.42 Private schools.—

(19) LAND USE.—A private school enrolling 150 or fewer students shall be considered a permitted use in a commercial or mixed-use zoning district within a county or municipality without rezoning or obtaining a special exception or a land use change, and without complying with any mitigation requirements,

26 conditions, performance standards, ordinances, rules, codes, or
27 policies.

28 (20) ~~(19)~~ FACILITIES.—

29 (d) Notwithstanding any other provision of law, a private
30 school enrolling 150 or fewer students may operate in a facility
31 that is an existing assembly, day care, mercantile, or business
32 occupancy, as defined in the Florida Fire Prevention Code. A
33 private school operating in such a facility must meet the
34 standards for existing educational occupancy requirements under
35 the Florida Fire Prevention Code. The local fire official must
36 use the fire safety evaluation systems found in NFPA 101A: Guide
37 on Alternative Approaches to Life Safety, adopted by the State
38 Fire Marshal, for existing facilities as low-cost, reasonable
39 alternatives to fire safety evaluation system standards.

40 **Section 2.** This act shall take effect July 1, 2026.