

1 A bill to be entitled
2 An act relating to certified recovery residences;
3 amending s. 397.487, F.S.; providing that a recovery
4 residence is deemed a nontransient residential use of
5 land for a specified purpose; prohibiting a local law,
6 ordinance, or regulation from prohibiting or
7 regulating a recovery residence in a multifamily
8 structure; requiring a county or a municipality to
9 allow certain certified recovery residences in
10 specified zoned districts, without the need to obtain
11 changes in certain zoning or land use; providing that
12 certified recovery residences in multifamily
13 structures are administratively approved and no
14 further action by the governing body of the
15 municipality or county is required under certain
16 circumstances; authorizing a municipality or a county
17 to deny the establishment of a certified Level IV
18 recovery residence if the proposed use is adjacent to,
19 or on two or more sides of, a parcel zoned for a
20 specified use and within a certain single-family
21 residential development; defining the term "adjacent
22 to"; amending s. 397.4871, F.S.; providing that the
23 personnel-to-resident ratio for a certified recovery
24 residence must be met only when the residents are at
25 the residence; providing that a certified recovery

26 residence administrator for Level IV certified
27 recovery residences which maintains a specified
28 personnel-to-patient ratio has a limitation on the
29 number of residents it may manage; providing an
30 effective date.

31
32 Be It Enacted by the Legislature of the State of Florida:

33
34 **Section 1. Subsection (15) is added to section 397.487,**
35 **Florida Statutes, to read:**

36 397.487 Voluntary certification of recovery residences.—

37 (15) (a) A certified recovery residence is deemed a
38 nontransient residential use of land for purposes of all local
39 zoning ordinances. A local law, ordinance, or regulation may not
40 prohibit certified recovery residences or regulate the duration
41 or frequency of use of a certified recovery residence in a
42 multifamily structure.

43 (b) A municipality or county must allow the establishment
44 of a certified recovery residence in all districts zoned
45 multifamily residential as an allowable use and must allow a
46 structure originally constructed and permitted for multifamily
47 purposes to be used as a certified recovery residence, allowing
48 up to two residents per bedroom, without obtaining a zoning or a
49 land use change, a special exception, a conditional use
50 approval, a variance, or a comprehensive plan amendment for the

51 zoning and densities authorized under this subsection.

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

61 (d) This subsection applies to certified recovery
62 residence providers that were voluntarily certified by the
63 credentialing entity as described in s. 397.487 on or before
64 July 1, 2025.

65 **Section 2. Paragraph (c) of subsection (8) of section**
66 **397.4871, Florida Statutes, is amended to read:**

67 397.4871 Recovery residence administrator certification.—

68 (8)

69 (c) Notwithstanding paragraph (b), a Level IV certified
70 recovery residence operating as community housing as defined in
71 s. 397.311(9), which residence is actively managed by a
72 certified recovery residence administrator approved for 100
73 residents under this section and is wholly owned or controlled
74 by a licensed service provider, may:

75 1. Actively manage up to 150 residents so long as the

76 licensed service provider maintains a service provider
77 personnel-to-patient ratio of 1 to 8 and maintains onsite
78 supervision at the residence ~~24 hours a day, 7 days a week,~~
79 during times when residents are at the residence with a
80 personnel-to-resident ratio of 1 to 10.

81 2. Actively manage up to 500 residents, so long as as the
82 licensed service provider maintains a service provider
83 personnel-to-patient ratio of 1 to 8 and maintains onsite
84 supervision at the residence during times when residents are at
85 the residence with a personnel-to-resident ratio of 1 to 6.
86

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

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