

**Town of Dundee, Florida**  
**Business Impact Estimate**  
**§166.041(4), Fla. Stat. (2024)**

On October 1, 2023, Senate Bill 170 (“SB 170”), *Chapter 2023-309, Laws of Florida*, was enacted amending Section 166.041, Florida Statutes, requiring a local government to prepare a *business impact estimate* before the enactment of an ordinance.

On October 1, 2024, Senate Bill 1628 (“SB 1628”), as codified under *Chapter 2024-145, Laws of Florida*, becomes effective and further amends Section 166.041, Fla. Stat. (2023).

This *Town of Dundee Business Impact Estimate* (“BIE”) is provided in accordance with Section 166.041(4), Florida Statutes (2024); and Section 166.041(a) of the Florida Statutes states, in pertinent part, as follows:

Before the enactment of a proposed ordinance, the governing body of a municipality shall prepare or cause to be prepared a *business impact estimate* in accordance with this subsection. The *business impact estimate* **must be** posted on the municipality’s website *no later than the date the notice of proposed enactment is published pursuant to paragraph (3)(a)*<sup>1</sup> and must include all of the following:

1. A summary of the Ordinance, including a statement of the *public purpose* to be served by the Ordinance, such as serving the public health, safety, morals, and welfare of the *Town of Dundee, Florida*.
2. An *estimate of the direct economic impact* of the Ordinance on *private, for-profit businesses in the Town of Dundee, Florida*, including the following, if any:
  - a. An estimate of *direct compliance costs* that businesses may reasonably incur if the Ordinance is enacted;
  - b. Identification of any *new charge or fee on businesses* subject to the Ordinance, or for which businesses will be financially responsible; and
  - c. An *estimate of the municipality’s regulatory costs*, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.
3. A *good faith estimate* of the number of businesses likely to be impacted by the Ordinance.
4. Any additional information the *Town Commission of the Town of Dundee* determines may be useful.

If one (1) or more boxes are checked below, this means the *Town of Dundee* is of the view that a *business impact estimate* is not required pursuant to applicable Florida law; however, the *Town of Dundee* is, nevertheless, providing this BIE to avoid any procedural issue(s) that may impact the enactment of *Town of Dundee Ordinance No. 25-03*(hereafter the “Ordinance”).

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<sup>1</sup> Ordinances that change the actual list of permitted, conditional, or prohibited uses within a zoning category, or ordinances initiated by the municipality that change the actual zoning map designation of a parcel or parcels of land shall be enacted pursuant to §166.041(3)(c), *Fla. Stat. (2024)*.

*Town of Dundee, Florida*  
*Ordinance No. 25-08*

This BIE may be revised following its initial posting.

- ☒ The Ordinance is required for compliance with Federal or State law or regulation;
- ☐ The Ordinance relates to the issuance or refinancing of debt;
- ☐ The Ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The Ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the *Town of Dundee, Florida*;
- ☐ The Ordinance is an emergency ordinance;
- ☐ The Ordinance relates to procurement; or

The Ordinance is enacted to implement the following:

- a. *Development orders and development permits*, as those terms are defined in §163.3164, *Florida Statutes (2024)*, and *development agreements*, as authorized by the Florida Local Government Development Agreement Act under §§ 163.3220 – 163.3243, *Florida Statutes (2024)*;
- b. Comprehensive plan amendments and land development regulation amendments *initiated by an application by a private party other than the municipality*;
- b. §§ 190.005 and 190.046, *Florida Statutes (2024)*;
- c. §553.73, *Florida Statutes (2024)*, relating to the Florida Building Code; or
- d. §633.202, *Florida Statutes (2024)*, relating to the Florida Fire Prevention Code.

Notwithstanding the identified and noted exemption(s) above, if applicable, pursuant to the provisions of §166.041(4), *Florida Statutes (2024)*, and applicable Florida law, the *Town of Dundee* hereby publishes the following information:

**1. Summary of the Ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):**

This ordinance establishes local regulations and procedures for Certified Recovery Residences operating within the Town of Dundee. It also establishes a formal process for individuals and entities to request a reasonable accommodation, as required under:

- Chapter 2025-182, Laws of Florida
- Section 397.487(15), *Florida Statutes (2025)*

The ordinance creates Article VII, Chapter 14 of the Town's Code of Ordinances and provides guidelines for receiving, processing, and deciding requests for reasonable accommodation relating to zoning, occupancy, spacing, and similar regulatory matters.

*Town of Dundee, Florida*  
*Ordinance No. 25-08*

This ordinance serves the following public purposes:

- Ensures local compliance with recently enacted state law.
- Establishes a clear and predictable process for individuals seeking reasonable accommodations under the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA).
- Ensures recovery residences operate safely and in accordance with state certification standards.
- Promotes transparency, administrative consistency, and fairness in Town decision-making processes.
- Reduces the risk of legal disputes by providing structured and documented procedures.

**2. An estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the *Town of Dundee, Florida*, if any:**

The ordinance does not impose direct financial burdens on businesses under normal circumstances.

Potential impacts include:

- Certified recovery residences may experience administrative obligations related to submitting documentation required by the state or to request a reasonable accommodation.
- Applicants may incur costs associated with preparing a reasonable accommodation request (e.g., consultant fees), but these costs are voluntary and based on their chosen representation.
- The ordinance does *not* impose licensing fees, impact fees, or new recurring charges by the Town.
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Existing recovery residences that already comply with state certification laws are expected to see minimal economic impact.

**3. Good faith estimate of the number of businesses likely to be impacted by the proposed *Town of Dundee Ordinance No. 25-08*:**

Only small businesses operating certified recovery residences or similar housing may be affected. Impacts may include:

- Additional administrative steps for compliance with state rules.
- Possible need to submit reasonable accommodation requests for zoning or land-use deviations.

No indirect impacts are anticipated for unrelated small businesses.

**4. Additional information the *Town Commission of the Town of Dundee* deems useful (if any):**

This ordinance promotes transparency, fairness, and consistency in how recovery residences and reasonable accommodation requests are handled. It is not expected to create significant economic hardship for businesses or the community.