



FLORIDA HOUSING
COALITION

ESTIMATING THE IMPACT OF SB 184 & HB 247

Legalizing Accessory Dwelling Units Statewide

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Published: 4/14/25



LEGISLATIVE BACKGROUND: ADU Policy Reform

As Florida grapples with the twin pressures of housing scarcity and affordability, accessory dwelling units (ADUs) offer a powerful, yet incremental solution. ADUs, also known as garage apartments, granny flats, mother-in-law suites, and carriage houses, create affordable housing options for Floridians. ADUs are a valuable tool to increase the supply of affordable rental housing, to support multigenerational living and family resilience, and to unlock buildable land close to jobs, transit, and community amenities.

Senate Bill 184 and House Bill 247 reform state laws to support Accessory Dwelling Unit (ADU) growth across Florida. These bills require all cities and counties in Florida to allow ADUs in all areas zoned for single-family residential use. This is a departure from current state law which only encourages localities to allow ADUs. This state housing policy also prevents localities from prohibiting ADUs as rental housing (except as short-term rentals), certain owner-occupancy requirements, and limits additional parking requirements to construct an ADU.

ESTIMATING IMPACT

To better understand the impact of SB 184 and HB 247, the Florida Housing Coalition analyzed a sample of over 2.4 million single-family parcels in the state to estimate how many new ADUs could be built as a result of this state housing policy. **Based on this analysis, we found that approximately 81% of the single-family lots we analyzed could contain an ADU.** We arrived at this estimate by looking at how many lots, due to their size, shape, existing building footprint, and with a conservative 15-foot setback requirement could contain a 450 square foot ADU.

Next, we modeled how the policy might affect ADU production. **We estimate that these bills could create between 32,000 and 58,000 new ADUs over the next decade and nearly 16,000 new homes within five years.** To do this we applied a conservative "permit rate" derived from available permitting data from Florida jurisdictions with existing ADU allowances to estimate how many homeowners would take advantage of building an ADU if the zoning allowed for it. For the full methodology, contact Wis Benoit, the Coalition's Research Analyst, at benoit@flhousing.org

BENEFITS OF ADUs

As Florida faces growing housing challenges, ADUs represent a flexible, low-impact solution to expand the housing supply while preserving neighborhood character. They offer a "triple win" in addressing affordability, family resilience, and sustainability:

- 1. Affordability Without Subsidy:** ADUs are often built by homeowners without government funding. They create naturally affordable housing options for seniors, young adults, and essential workers.
- 2. Aging in Place and Family Resilience:** ADUs allow aging parents to live near loved ones and adult children to return home while maintaining independence. They support multigenerational families with dignity and privacy.
- 3. Climate-Friendly and Community-Preserving:** ADUs use existing infrastructure and land more efficiently than greenfield development. They add more homes gently, supporting walkability and reducing sprawl.



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