HB 399 into plain language, section by section, to assist with compliance planning. The bill was signed March 27, 2026. Most provisions take effect January 1, 2027.

Each section shows the statutory language alongside a plain-language explanation of what it actually means in practice.

Sections 1 & 2 — Effective January 1, 2027

Development Permit Application Fees

What the Law Says	Plain Language
Application fees must reasonably relate to direct and reasonable indirect costs of review, processing, and final disposition. Fees must be published on the fee schedule. Fees may not be based on a percentage of construction costs, site costs, or project valuation.	Cities and counties can no longer tie permit fees to the dollar value of a project. Fees must reflect what it actually costs the local government to review and process the application, nothing more. Those fee amounts must also be publicly posted.

Section 3 — Effective January 1, 2027

Public School Interlocal Agreements

What the Law Says	Plain Language
Interlocal agreements between local governments and school districts must address reasonable access to public easements and rights-of-way necessary for siting, constructing, expanding, or improving public school facilities, including charter schools.	When a city or county and a school district have a formal planning agreement, that agreement must now include a provision ensuring schools can access public easements and road rights-of-way they need to build or expand school facilities. This covers charter schools as well.

Section 4 — Effective Upon Signing (Expires July 1, 2031)

Large Destination Resorts — Minor Variances

What the Law Says	Plain Language
Local governments must administratively approve (no quasi-judicial review) minor special exceptions or variances requested by large destination resorts (5+ contiguous acres, 500+ rooms, 70%+ average occupancy) for maintenance, modification, or refurbishment of existing non-historic structures, if consistent with existing permitted uses. "Minor" = affects no more than 20% of the parcel.	Large resort hotels meeting the size and occupancy thresholds get a faster, staff-level approval path for small-scale changes to existing structures , no public hearings or board votes required. This only applies if the change fits within uses already allowed at that location and the structure isn't a historic landmark.

Section 5 — Effective Upon Signing

Compost Facility Permits

What the Law Says	Plain Language
A local permit for a compost facility may not be conditioned on purchasing additional property	Two protections for compost operations: (1) local governments can't force a compost facility to buy

to expand a private road. Existing compost permits may not be revoked if the facility is in compliance with DEP, DACS, or water management district rules.	more land just to widen a private road as a condition of getting a permit, and (2) if a compost facility is already operating in compliance with state environmental rules, the local government cannot pull its permit.

Section 6 — Effective January 1, 2027

Compatibility Standards for Residential Uses

What the Law Says	Plain Language
Comprehensive plans and land development regulations must include factors for assessing compatibility of residential uses. Before recommending denial on compatibility grounds, staff must identify specific areas of incompatibility. "Community character" or "neighborhood feel" alone are not sufficient grounds for denial. Applicant-proposed mitigation measures must be addressed in writing before denial.	Local governments can no longer informally reject residential projects by citing vague concerns about "character" or "feel." Denials must be specific and documented. If a developer offers to mitigate a compatibility concern, the local government must explain in writing exactly why that mitigation is inadequate before it can deny the application. Local codes must also include clear, objective standards for what compatibility means. • Does not apply to PUDs, master planned communities, or historic districts designated before January 1, 2026. • Does not force approval of projects that conflict with the comprehensive plan.

Section 7 — Effective January 1, 2027

Manufactured Buildings in RV Parks & Mobile Home Communities

What the Law Says	Plain Language
A residential manufactured building certified by DBPR may not be denied a building permit for placement on a mobile home lot in a mobile home park, on any lot in an RV park, or in a mobile home condominium, cooperative, or subdivision. Park owner written approval is still required. Units on mobile home lots are taxed as mobile homes and subject to Florida Mobile Home Relocation Fund payments.	A state-certified manufactured building can now be placed in an RV park (not just mobile home parks). The park owner still has to say yes in writing. Once placed on a mobile home lot, the unit is treated legally and for tax purposes the same as a traditional mobile home including tenant protections under Chapter 723.

Section 8 — Effective January 1, 2027

Off-Site Constructed Homes: By-Right Zoning Parity (The Core Provision)

What the Law Says	Plain Language
Off-site constructed residential dwellings must be permitted as of right in any zoning district where single-family detached dwellings are allowed. Local governments may not treat them more restrictively than site-built homes. Uniform architectural/design standards may apply. Compatibility standards are limited to:	This is the centerpiece of HB 399. Wherever a site-built single-family home is allowed, a factory-built home must also be allowed automatically, no special approval needed. Local governments cannot single out these homes for extra hurdles just because they were built in a factory. They can still apply design and compatibility rules, but only

roof pitch, minimum square footage, exterior finishing materials, foundation enclosure, attached structures, and setbacks/lot dimensions/orientation. Local governments may not restrict these homes solely based on method of construction, location of construction, or presence of off-site components. Conflicting ordinances are void and unenforceable.	the specific ones listed in the law, and only if those same rules apply to site-built homes too. • Covers modular homes (Florida Building Code) and manufactured homes (federal HUD Code, post-1976) that are affixed as real property. • Applies to any district permitting single-family detached homes including multifamily, agricultural, commercial, or other non-residential zone types if single-family homes are also allowed there. • Homes on wheels (not affixed as real property) do not qualify. • Any existing local rule that conflicts is automatically void no grandfathering.

Section 9

Effective Date

What the Law Says	Plain Language
Except as otherwise expressly provided, this act takes effect upon becoming law.	The bill took effect when the Governor signed it on March 27, 2026. Most substantive provisions (fees, compatibility, manufactured housing zoning) are delayed to January 1, 2027 to give local governments time to update their codes.