

CHAPTER 2024-207

Committee Substitute for House Bill No. 535

An act relating to low-voltage alarm system projects; amending s. 553.793, F.S.; specifying that a nonelectric fence or wall must enclose the outside perimeter of a low-voltage electric fence; requiring a low-voltage electric fence to be a specified number of feet above such nonelectric fence or wall; permitting low-voltage electric fences to be installed in areas within more than one zoning category; prohibiting a municipality, county, district, or other entity of local government from adopting or maintaining certain ordinances or rules that provide additional requirements for low-voltage alarm system projects; providing an effective date.

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

Section 1. Paragraphs (b) and (d) of subsection (3) and subsection (10) of section 553.793, Florida Statutes, are amended to read:

553.793 Streamlined low-voltage alarm system installation permitting.

(3) A low-voltage electric fence must meet all of the following requirements to be permitted as a low-voltage alarm system project, and no further permit shall be required for the low-voltage alarm system project other than as provided in this section:

(b) A nonelectric fence or wall must completely enclose the outside perimeter of the low-voltage electric fence. The low-voltage electric fence must ~~may be up to~~ 2 feet higher than the perimeter nonelectric fence or wall.

(d) A ~~The~~ low-voltage electric fence is allowed ~~shall not be installed in any an area unless the area is~~ zoned exclusively for single-family or multifamily residential use. An area is not considered to be zoned exclusively for single-family or multifamily residential use if the area is within more than one zoning category.

(10) A municipality, county, district, or other entity of local government may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that provides additional requirements beyond those set out in this section for the installation or maintenance of a low-voltage alarm system project or that is otherwise is inconsistent with this section.

Section 2. This act shall take effect July 1, 2024.

Approved by the Governor May 28, 2024.

Filed in Office Secretary of State May 28, 2024.