



LEGISLATIVE ACTION

Senate	.	House
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Floor: 1/AE/2R	.	
03/10/2020 07:49 PM	.	
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Senator Hutson moved the following:

**Senate Amendment (with title amendment)**

Delete everything after the enacting clause  
and insert:

Section 1. Section 125.01055, Florida Statutes, is amended  
to read:

125.01055 Affordable housing.—

(1) Notwithstanding any other provision of law, a county  
may adopt and maintain in effect any law, ordinance, rule, or  
other measure that is adopted for the purpose of increasing the  
supply of affordable housing using land use mechanisms such as



12 inclusionary housing or linkage fee ordinances.

13 (2) An inclusionary housing ordinance may require a  
14 developer to provide a specified number or percentage of  
15 affordable housing units to be included in a development or  
16 allow a developer to contribute to a housing fund or other  
17 alternatives in lieu of building the affordable housing units.

18 (3) An affordable housing linkage fee ordinance may require  
19 the payment of a flat or percentage-based fee, whether  
20 calculated on the basis of the number of approved dwelling  
21 units, the amount of approved square footage, or otherwise.

22 (4) ~~However,~~ In exchange for a developer fulfilling the  
23 requirements of subsection (2) or, for residential or mixed-use  
24 residential development, the requirements of subsection (3), a  
25 county must provide incentives to fully offset all costs to the  
26 developer of its affordable housing contribution or linkage fee.  
27 Such incentives may include, but are not limited to:

28 (a) Allowing the developer density or intensity bonus  
29 incentives or more floor space than allowed under the current or  
30 proposed future land use designation or zoning;

31 (b) Reducing or waiving fees, such as impact fees or water  
32 and sewer charges; or

33 (c) Granting other incentives.

34 (5)~~(3)~~ Subsection (2) does not apply in an area of critical  
35 state concern, as designated in s. 380.0552.

36 (6) Notwithstanding any other law or local ordinance or  
37 regulation to the contrary, the board of county commissioners  
38 may approve the development of housing that is affordable, as  
39 defined in s. 420.0004, on any parcel zoned for residential,  
40 commercial, or industrial use.



41 Section 2. Paragraph (d) of subsection (3) of section  
42 129.03, Florida Statutes, is amended to read:

43 129.03 Preparation and adoption of budget.—

44 (3) The county budget officer, after tentatively  
45 ascertaining the proposed fiscal policies of the board for the  
46 next fiscal year, shall prepare and present to the board a  
47 tentative budget for the next fiscal year for each of the funds  
48 provided in this chapter, including all estimated receipts,  
49 taxes to be levied, and balances expected to be brought forward  
50 and all estimated expenditures, reserves, and balances to be  
51 carried over at the end of the year.

52 (d) By ~~October 15, 2019,~~ and each October 15 ~~annually~~  
53 ~~thereafter~~, the county budget officer shall electronically  
54 submit the following information regarding the final budget and  
55 the county's economic status to the Office of Economic and  
56 Demographic Research in the format specified by the office:

57 1. Government spending per resident, including, at a  
58 minimum, the spending per resident for the previous 5 fiscal  
59 years.

60 2. Government debt per resident, including, at a minimum,  
61 the debt per resident for the previous 5 fiscal years.

62 3. Median income within the county.

63 4. The average county employee salary.

64 5. Percent of budget spent on salaries and benefits for  
65 county employees.

66 6. Number of special taxing districts, wholly or partially,  
67 within the county.

68 7. Annual county expenditures providing for the financing,  
69 acquisition, construction, reconstruction, or rehabilitation of



70 housing that is affordable, as that term is defined in s.  
71 420.0004. The reported expenditures must indicate the source of  
72 such funds as "federal," "state," "local," or "other," as  
73 applicable. The information required by this subparagraph must  
74 be included in the submission due by October 15, 2020, and each  
75 annual submission thereafter.

76 Section 3. Paragraph (d) of subsection (7) of section  
77 163.01, Florida Statutes, is amended to read:

78 163.01 Florida Interlocal Cooperation Act of 1969.—  
79 (7)

80 (d) Notwithstanding the provisions of paragraph (c), any  
81 separate legal entity created pursuant to this section and  
82 controlled by the municipalities or counties of this state or by  
83 one or more municipality and one or more county of this state,  
84 the membership of which consists or is to consist of  
85 municipalities only, counties only, or one or more municipality  
86 and one or more county, may, for the purpose of financing or  
87 refinancing any capital projects, exercise all powers in  
88 connection with the authorization, issuance, and sale of bonds.  
89 Notwithstanding any limitations provided in this section, all of  
90 the privileges, benefits, powers, and terms of part I of chapter  
91 125, part II of chapter 166, and part I of chapter 159 are shall  
92 be fully applicable to such entity. Bonds issued by such entity  
93 are shall be deemed issued on behalf of the counties, or  
94 municipalities, or private entities which enter into loan  
95 agreements with such entity as provided in this paragraph. Any  
96 loan agreement executed pursuant to a program of such entity is  
97 shall be governed by the provisions of part I of chapter 159 or,  
98 in the case of counties, part I of chapter 125, or in the case



573190

99 of municipalities and charter counties, part II of chapter 166.  
100 Proceeds of bonds issued by such entity may be loaned to  
101 counties or municipalities of this state or a combination of  
102 municipalities and counties, whether or not such counties or  
103 municipalities are also members of the entity issuing the bonds,  
104 or to private entities for projects that are "self-liquidating,"  
105 as provided in s. 159.02, whether or not such private entities  
106 are located within the jurisdictional boundaries of a county or  
107 municipality that is a member of the entity issuing the bonds.  
108 The issuance of bonds by such entity to fund a loan program to  
109 make loans to municipalities, ~~or~~ counties, or private entities  
110 or a combination of municipalities, and counties, and private  
111 entities with one another for capital projects to be identified  
112 subsequent to the issuance of the bonds to fund such loan  
113 programs is deemed to be a paramount public purpose. Any entity  
114 so created may also issue bond anticipation notes, as provided  
115 by s. 215.431, in connection with the authorization, issuance,  
116 and sale of such bonds. In addition, the governing body of such  
117 legal entity may also authorize bonds to be issued and sold from  
118 time to time and may delegate, to such officer, official, or  
119 agent of such legal entity as the governing body of such legal  
120 entity may select, the power to determine the time; manner of  
121 sale, public or private; maturities; rate or rates of interest,  
122 which may be fixed or may vary at such time or times and in  
123 accordance with a specified formula or method of determination;  
124 and other terms and conditions as may be deemed appropriate by  
125 the officer, official, or agent so designated by the governing  
126 body of such legal entity. However, the amounts and maturities  
127 of such bonds and the interest rate or rates of such bonds shall



128 be within the limits prescribed by the governing body of such  
129 legal entity and its resolution delegating to such officer,  
130 official, or agent the power to authorize the issuance and sale  
131 of such bonds. A local government self-insurance fund  
132 established under this section may financially guarantee bonds  
133 or bond anticipation notes issued or loans made under this  
134 subsection. Bonds issued pursuant to this paragraph may be  
135 validated as provided in chapter 75. The complaint in any action  
136 to validate such bonds shall be filed only in the Circuit Court  
137 for Leon County. The notice required to be published by s. 75.06  
138 shall be published only in Leon County, and the complaint and  
139 order of the circuit court shall be served only on the State  
140 Attorney of the Second Judicial Circuit and on the state  
141 attorney of each circuit in each county where the public  
142 agencies which were initially a party to the agreement are  
143 located. Notice of such proceedings shall be published in the  
144 manner and the time required by s. 75.06 in Leon County and in  
145 each county where the public agencies which were initially a  
146 party to the agreement are located. Obligations of any county or  
147 municipality pursuant to a loan agreement as described in this  
148 paragraph may be validated as provided in chapter 75.

149 Section 4. Subsections (3) and (4) of section 163.31771,  
150 Florida Statutes, are amended to read:

151 163.31771 Accessory dwelling units.—

152 (3) ~~A Upon a finding by a local government that there is a~~  
153 ~~shortage of affordable rentals within its jurisdiction, the~~  
154 local government may adopt an ordinance to allow accessory  
155 dwelling units in any area zoned for single-family residential  
156 use.



157           (4) ~~If the local government adopts an ordinance under this~~  
158 ~~section,~~ An application for a building permit to construct an  
159 accessory dwelling unit must include an affidavit from the  
160 applicant which attests that the unit will be rented at an  
161 affordable rate to an extremely-low-income, very-low-income,  
162 low-income, or moderate-income person or persons.

163           Section 5. Subsection (10) is added to section 163.31801,  
164 Florida Statutes, to read:

165           163.31801 Impact fees; short title; intent; minimum  
166 requirements; audits; challenges.-

167           (10) In addition to the items that must be reported in the  
168 annual financial reports under s. 218.32, a county,  
169 municipality, or special district must report all of the  
170 following data on all impact fees charged:

171           (a) The specific purpose of the impact fee, including the  
172 specific infrastructure needs to be met, including, but not  
173 limited to, transportation, parks, water, sewer, and schools.

174           (b) The impact fee schedule policy describing the method of  
175 calculating impact fees, such as flat fees, tiered scales based  
176 on number of bedrooms, or tiered scales based on square footage.

177           (c) The amount assessed for each purpose and for each type  
178 of dwelling.

179           (d) The total amount of impact fees charged by type of  
180 dwelling.

181           (e) Each exception and waiver provided for construction or  
182 development of housing that is affordable.

183           Section 6. Section 166.04151, Florida Statutes, is amended  
184 to read:

185           166.04151 Affordable housing.-



186 (1) Notwithstanding any other provision of law, a  
187 municipality may adopt and maintain in effect any law,  
188 ordinance, rule, or other measure that is adopted for the  
189 purpose of increasing the supply of affordable housing using  
190 land use mechanisms such as inclusionary housing or linkage fee  
191 ordinances.

192 (2) An inclusionary housing ordinance may require a  
193 developer to provide a specified number or percentage of  
194 affordable housing units to be included in a development or  
195 allow a developer to contribute to a housing fund or other  
196 alternatives in lieu of building the affordable housing units.

197 (3) An affordable housing linkage fee ordinance may require  
198 the payment of a flat or percentage-based fee, whether  
199 calculated on the basis of the number of approved dwelling  
200 units, the amount of approved square footage, or otherwise.

201 (4) However, In exchange for a developer fulfilling the  
202 requirements of subsection (2) or, for residential or mixed-use  
203 residential development, the requirements of subsection (3), a  
204 municipality must provide incentives to fully offset all costs  
205 to the developer of its affordable housing contribution or  
206 linkage fee. Such incentives may include, but are not limited  
207 to:

208 (a) Allowing the developer density or intensity bonus  
209 incentives or more floor space than allowed under the current or  
210 proposed future land use designation or zoning;

211 (b) Reducing or waiving fees, such as impact fees or water  
212 and sewer charges; or

213 (c) Granting other incentives.

214 (5)~~(3)~~ Subsection (2) does not apply in an area of critical





215 state concern, as designated by s. 380.0552 or chapter 28-36,  
216 Florida Administrative Code.

217 (6) Notwithstanding any other law or local ordinance or  
218 regulation to the contrary, the governing body of a municipality  
219 may approve the development of housing that is affordable, as  
220 defined in s. 420.0004, on any parcel zoned for residential,  
221 commercial, or industrial use.

222 Section 7. Subsection (4) of section 166.241, Florida  
223 Statutes, is amended to read:

224 166.241 Fiscal years, budgets, and budget amendments.—

225 (4) ~~By Beginning October 15, 2019, and~~ each October 15  
226 ~~thereafter~~, the municipal budget officer shall electronically  
227 submit the following information regarding the final budget and  
228 the municipality's economic status to the Office of Economic and  
229 Demographic Research in the format specified by the office:

230 (a) Government spending per resident, including, at a  
231 minimum, the spending per resident for the previous 5 fiscal  
232 years.

233 (b) Government debt per resident, including, at a minimum,  
234 the debt per resident for the previous 5 fiscal years.

235 (c) Average municipal employee salary.

236 (d) Median income within the municipality.

237 (e) Number of special taxing districts wholly or partially  
238 within the municipality.

239 (f) Percent of budget spent on salaries and benefits for  
240 municipal employees.

241 (g) Annual municipal expenditures providing for the  
242 financing, acquisition, construction, reconstruction, or  
243 rehabilitation of housing that is affordable, as that term is



244 defined in s. 420.0004. The reported expenditures must indicate  
245 the source of such funds as "federal," "state," "local," or  
246 "other," as applicable. This information must be included in the  
247 submission due by October 15, 2020, and each annual submission  
248 thereafter.

249 Section 8. Paragraph (h) of subsection (3) of section  
250 320.77, Florida Statutes, is amended to read:

251 320.77 License required of mobile home dealers.-

252 (3) APPLICATION.-The application for such license shall be  
253 in the form prescribed by the department and subject to such  
254 rules as may be prescribed by it. The application shall be  
255 verified by oath or affirmation and shall contain:

256 (h) Certification by the applicant:

257 1. That the location is a permanent one, not a tent or a  
258 temporary stand or other temporary quarters.~~;~~ ~~and,~~

259 2. Except in the case of a mobile home broker, that the  
260 location affords sufficient unoccupied space to display store  
261 all mobile homes offered and displayed for sale. A space to  
262 display a manufactured home as a model home is sufficient to  
263 satisfy this requirement.~~;~~ ~~and that~~ The location must be ~~is~~ a  
264 suitable place in which the applicant can in good faith carry on  
265 business and keep and maintain books, records, and files  
266 necessary to conduct such business, which must ~~will~~ be available  
267 at all reasonable hours to inspection by the department or any  
268 of its inspectors or other employees.

269  
270 This paragraph does ~~subsection shall~~ not preclude a licensed  
271 mobile home dealer from displaying and offering for sale mobile  
272 homes in a mobile home park.



273  
274 The department shall, if it deems necessary, cause an  
275 investigation to be made to ascertain if the facts set forth in  
276 the application are true and shall not issue a license to the  
277 applicant until it is satisfied that the facts set forth in the  
278 application are true.

279 Section 9. Paragraph (j) of subsection (3) of section  
280 320.771, Florida Statutes, is amended to read:

281 320.771 License required of recreational vehicle dealers.—

282 (3) APPLICATION.—The application for such license shall be  
283 in the form prescribed by the department and subject to such  
284 rules as may be prescribed by it. The application shall be  
285 verified by oath or affirmation and shall contain:

286 (j) A statement that the applicant is insured under a  
287 garage liability insurance policy, which shall include, at a  
288 minimum, \$25,000 combined single-limit liability coverage,  
289 including bodily injury and property damage protection, and  
290 \$10,000 personal injury protection, if the applicant is to be  
291 licensed as a dealer in, or intends to sell, recreational  
292 vehicles. However, a garage liability policy is not required for  
293 the licensure of a mobile home dealer who sells only park  
294 trailers.

295  
296 The department shall, if it deems necessary, cause an  
297 investigation to be made to ascertain if the facts set forth in  
298 the application are true and shall not issue a license to the  
299 applicant until it is satisfied that the facts set forth in the  
300 application are true.

301 Section 10. Subsection (2) of section 320.822, Florida



302 Statutes, is amended to read:

303 320.822 Definitions; ss. 320.822-320.862.—In construing ss.  
304 320.822-320.862, unless the context otherwise requires, the  
305 following words or phrases have the following meanings:

306 (2) "Code" means the appropriate standards found in:

307 (a) The Federal Manufactured Housing Construction and  
308 Safety Standards for single-family mobile homes, promulgated by  
309 the Department of Housing and Urban Development;

310 (b) The Uniform Standards Code approved by the American  
311 National Standards Institute, ANSI A-119.2 for recreational  
312 vehicles and ANSI A-119.5 for park trailers or the United States  
313 Department of Housing and Urban Development standard for park  
314 trailers certified as meeting that standard; or

315 (c) The Mobile and Manufactured Home Repair and Remodeling  
316 Code and the Used Recreational Vehicle Code.

317 Section 11. Subsection (2) of section 320.8232, Florida  
318 Statutes, is amended to read:

319 320.8232 Establishment of uniform standards for used  
320 recreational vehicles and repair and remodeling code for mobile  
321 homes.—

322 (2) The Mobile and Manufactured Home ~~provisions of the~~  
323 Repair and Remodeling Code must be a uniform code, must shall  
324 ensure safe and livable housing, and may shall not be more  
325 stringent than those standards required to be met in the  
326 manufacture of mobile homes. Such code must ~~provisions shall~~  
327 ~~include, but not be limited to,~~ standards for structural  
328 adequacy, plumbing, heating, electrical systems, and fire and  
329 life safety. All repairs and remodeling of mobile and  
330 manufactured homes must be performed in accordance with



331 department rules.

332 Section 12. Subsection (9) of section 367.022, Florida  
333 Statutes, is amended, and subsection (14) is added to that  
334 section, to read:

335 367.022 Exemptions.—The following are not subject to  
336 regulation by the commission as a utility nor are they subject  
337 to the provisions of this chapter, except as expressly provided:

338 (9) Any person who resells water service to his or her  
339 tenants or to individually metered residents for a fee that does  
340 not exceed the actual purchase price of the water and wastewater  
341 service plus the actual cost of meter reading and billing, not  
342 to exceed 9 percent of the actual cost of service.

343 (14) The owner of a mobile home park operating both as a  
344 mobile home park and a mobile home subdivision, as those terms  
345 are defined in s. 723.003, who provides service within the park  
346 and subdivision to a combination of both tenants and lot owners,  
347 provided that the service to tenants is without specific  
348 compensation.

349 Section 13. Section 420.518, Florida Statutes, is created  
350 to read:

351 420.518 Fraudulent or material misrepresentation.—

352 (1) An applicant or affiliate of an applicant may be  
353 precluded from participation in any corporation program if the  
354 applicant or affiliate of the applicant has:

355 (a) Made a material misrepresentation or engaged in  
356 fraudulent actions in connection with any corporation program.

357 (b) Been convicted or found guilty of, or entered a plea of  
358 guilty or nolo contendere to, regardless of adjudication, a  
359 crime in any jurisdiction which directly relates to the



360 financing, construction, or management of affordable housing or  
361 the fraudulent procurement of state or federal funds. The record  
362 of a conviction certified or authenticated in such form as to be  
363 admissible in evidence under the laws of the state shall be  
364 admissible as prima facie evidence of such guilt.

365 (c) Been excluded from any federal funding program related  
366 to the provision of housing.

367 (d) Been excluded from any Florida procurement programs.

368 (e) Offered or given consideration, other than the  
369 consideration to provide affordable housing, with respect to a  
370 local contribution.

371 (f) Demonstrated a pattern of noncompliance and a failure  
372 to correct any such noncompliance after notice from the  
373 corporation in the construction, operation, or management of one  
374 or more developments funded through a corporation program.

375 (2) Upon a determination by the board of directors of the  
376 corporation that an applicant or affiliate of the applicant be  
377 precluded from participation in any corporation program, the  
378 board may issue an order taking any or all of the following  
379 actions:

380 (a) Preclude such applicant or affiliate from applying for  
381 funding from any corporation program for a specified period. The  
382 period may be a specified period of time or permanent in nature.  
383 With regard to establishing the duration, the board shall  
384 consider the facts and circumstances, inclusive of the  
385 compliance history of the applicant or affiliate of the  
386 applicant, the type of action under subsection (1), and the  
387 degree of harm to the corporation's programs that has been or  
388 may be done.



389       (b) Revoke any funding previously awarded by the  
390 corporation for any development for which construction or  
391 rehabilitation has not commenced.

392       (3) Before any order issued under this section can be  
393 final, an administrative complaint must be served on the  
394 applicant, affiliate of the applicant, or its registered agent  
395 that provides notification of findings of the board, the  
396 intended action, and the opportunity to request a proceeding  
397 pursuant to ss. 120.569 and 120.57.

398       (4) Any funding, allocation of federal housing credits,  
399 credit underwriting procedures, or application review for any  
400 development for which construction or rehabilitation has not  
401 commenced may be suspended by the corporation upon the service  
402 of an administrative complaint on the applicant, affiliate of  
403 the applicant, or its registered agent. The suspension shall be  
404 effective from the date the administrative complaint is served  
405 until an order issued by the corporation in regard to that  
406 complaint becomes final.

407       Section 14. Paragraph (c) of subsection (6) of section  
408 420.5087, Florida Statutes, is amended, and subsection (10) is  
409 added to that section, to read:

410       420.5087 State Apartment Incentive Loan Program.—There is  
411 hereby created the State Apartment Incentive Loan Program for  
412 the purpose of providing first, second, or other subordinated  
413 mortgage loans or loan guarantees to sponsors, including for-  
414 profit, nonprofit, and public entities, to provide housing  
415 affordable to very-low-income persons.

416       (6) On all state apartment incentive loans, except loans  
417 made to housing communities for the elderly to provide for



418 lifesafety, building preservation, health, sanitation, or  
419 security-related repairs or improvements, the following  
420 provisions shall apply:

421 (c) The corporation shall provide by rule for the  
422 establishment of a review committee for the competitive  
423 evaluation and selection of applications submitted in this  
424 program, including, but not limited to, the following criteria:

425 1. Tenant income and demographic targeting objectives of  
426 the corporation.

427 2. Targeting objectives of the corporation which will  
428 ensure an equitable distribution of loans between rural and  
429 urban areas.

430 3. Sponsor's agreement to reserve the units for persons or  
431 families who have incomes below 50 percent of the state or local  
432 median income, whichever is higher, for a time period that  
433 exceeds the minimum required by federal law or this part.

434 4. Sponsor's agreement to reserve more than:

435 a. Twenty percent of the units in the project for persons  
436 or families who have incomes that do not exceed 50 percent of  
437 the state or local median income, whichever is higher; or

438 b. Forty percent of the units in the project for persons or  
439 families who have incomes that do not exceed 60 percent of the  
440 state or local median income, whichever is higher, without  
441 requiring a greater amount of the loans as provided in this  
442 section.

443 5. Provision for tenant counseling.

444 6. Sponsor's agreement to accept rental assistance  
445 certificates or vouchers as payment for rent.

446 7. Projects requiring the least amount of a state apartment





447 incentive loan compared to overall project cost, except that the  
448 share of the loan attributable to units serving extremely-low-  
449 income persons must be excluded from this requirement.

450 8. Local government contributions and local government  
451 comprehensive planning and activities that promote affordable  
452 housing and policies that promote access to public  
453 transportation, reduce the need for onsite parking, and expedite  
454 permits for affordable housing projects.

455 9. Project feasibility.

456 10. Economic viability of the project.

457 11. Commitment of first mortgage financing.

458 12. Sponsor's prior experience. This criterion may not  
459 require a sponsor to have prior experience with the corporation  
460 to qualify for financing under the program.

461 13. Sponsor's ability to proceed with construction.

462 14. Projects that directly implement or assist welfare-to-  
463 work transitioning.

464 15. Projects that reserve units for extremely-low-income  
465 persons.

466 16. Projects that include green building principles, storm-  
467 resistant construction, or other elements that reduce long-term  
468 costs relating to maintenance, utilities, or insurance.

469 17. Job-creation rate of the developer and general  
470 contractor, as provided in s. 420.507(47).

471 (10) The corporation may prioritize a portion of the  
472 program funds set aside under paragraph (3)(d) for persons with  
473 special needs as defined in s. 420.0004(13) to provide funding  
474 for the development of newly constructed permanent rental  
475 housing on a campus that provides housing for persons in foster



476 care or persons aging out of foster care pursuant to s.  
477 409.1451. Such housing shall promote and facilitate access to  
478 community-based supportive, educational, and employment services  
479 and resources that assist persons aging out of foster care to  
480 successfully transition to independent living and adulthood. The  
481 corporation must consult with the Department of Children and  
482 Families to create minimum criteria for such housing.

483 Section 15. Section 420.5095, Florida Statutes, is amended  
484 to read:

485 420.5095 Community Workforce Housing Loan ~~Innovation Pilot~~  
486 Program.—

487 (1) The Legislature finds and declares that recent rapid  
488 increases in the median purchase price of a home and the cost of  
489 rental housing have far outstripped the increases in median  
490 income in the state, ~~preventing essential services personnel~~  
491 ~~from living in the communities where they serve and thereby~~  
492 creating the need for innovative solutions for the provision of  
493 housing opportunities ~~for essential services personnel.~~

494 (2) The Community Workforce Housing Loan ~~Innovation Pilot~~  
495 Program is created to provide ~~affordable rental and home~~  
496 ~~ownership community~~ workforce housing for persons ~~essential~~  
497 ~~services personnel~~ affected by the high cost of housing, ~~using~~  
498 ~~regulatory incentives and state and local funds to promote local~~  
499 ~~public-private partnerships and leverage government and private~~  
500 ~~resources.~~

501 (3) For purposes of this section, the term—

502 ~~(a)~~ "workforce housing" means housing affordable to natural  
503 persons or families whose total annual household income does not  
504 exceed 80 ~~140~~ percent of the area median income, adjusted for



505 household size, or 120 ~~150~~ percent of area median income,  
506 adjusted for household size, in areas of critical state concern  
507 designated under s. 380.05, for which the Legislature has  
508 declared its intent to provide affordable housing, and areas  
509 that were designated as areas of critical state concern for at  
510 least 20 consecutive years before ~~prior to~~ removal of the  
511 designation.

512 ~~(b) "Public-private partnership" means any form of business~~  
513 ~~entity that includes substantial involvement of at least one~~  
514 ~~county, one municipality, or one public sector entity, such as a~~  
515 ~~school district or other unit of local government in which the~~  
516 ~~project is to be located, and at least one private sector for-~~  
517 ~~profit or not-for-profit business or charitable entity, and may~~  
518 ~~be any form of business entity, including a joint venture or~~  
519 ~~contractual agreement.~~

520 (4) The Florida Housing Finance Corporation is authorized  
521 to provide loans under the Community Workforce Housing  
522 ~~Innovation Pilot~~ program loans to applicants ~~an applicant~~ for  
523 construction or rehabilitation of workforce housing in eligible  
524 areas. ~~This funding is intended to be used with other public and~~  
525 ~~private sector resources.~~

526 (5) The corporation shall establish a loan application  
527 process under s. 420.5087 ~~by rule which includes selection~~  
528 ~~criteria, an application review process, and a funding process.~~  
529 ~~The corporation shall also establish an application review~~  
530 ~~committee that may include up to three private citizens~~  
531 ~~representing the areas of housing or real estate development,~~  
532 ~~banking, community planning, or other areas related to the~~  
533 ~~development or financing of workforce and affordable housing.~~



573190

534       ~~(a) The selection criteria and application review process~~  
535 ~~must include a procedure for curing errors in the loan~~  
536 ~~applications which do not make a substantial change to the~~  
537 ~~proposed project.~~

538       ~~(b) To achieve the goals of the pilot program, the~~  
539 ~~application review committee may approve or reject loan~~  
540 ~~applications or responses to questions raised during the review~~  
541 ~~of an application due to the insufficiency of information~~  
542 ~~provided.~~

543       ~~(c) The application review committee shall make~~  
544 ~~recommendations concerning program participation and funding to~~  
545 ~~the corporation's board of directors.~~

546       ~~(d) The board of directors shall approve or reject loan~~  
547 ~~applications, determine the tentative loan amount available to~~  
548 ~~each applicant, and rank all approved applications.~~

549       ~~(e) The board of directors shall decide which approved~~  
550 ~~applicants will become program participants and determine the~~  
551 ~~maximum loan amount for each program participant.~~

552       ~~(6) The corporation shall provide incentives for local~~  
553 ~~governments in eligible areas to use local affordable housing~~  
554 ~~funds, such as those from the State Housing Initiatives~~  
555 ~~Partnership Program, to assist in meeting the affordable housing~~  
556 ~~needs of persons eligible under this program. Local governments~~  
557 ~~are authorized to use State Housing Initiative Partnership~~  
558 ~~Program funds for persons or families whose total annual~~  
559 ~~household income does not exceed:~~

560           ~~(a) One hundred and forty percent of the area median~~  
561 ~~income, adjusted for household size; or~~

562           ~~(b) One hundred and fifty percent of the area median~~



563 ~~income, adjusted for household size, in areas that were~~  
564 ~~designated as areas of critical state concern for at least 20~~  
565 ~~consecutive years prior to the removal of the designation and in~~  
566 ~~areas of critical state concern, designated under s. 380.05, for~~  
567 ~~which the Legislature has declared its intent to provide~~  
568 ~~affordable housing.~~

569 ~~(7) Funding shall be targeted to innovative projects in~~  
570 ~~areas where the disparity between the area median income and the~~  
571 ~~median sales price for a single-family home is greatest, and~~  
572 ~~where population growth as a percentage rate of increase is~~  
573 ~~greatest. The corporation may also fund projects in areas where~~  
574 ~~innovative regulatory and financial incentives are made~~  
575 ~~available. The corporation shall fund at least one eligible~~  
576 ~~project in as many counties and regions of the state as is~~  
577 ~~practicable, consistent with program goals.~~

578 ~~(6)(8) Projects must be given shall receive priority~~  
579 ~~consideration for funding if where:~~

580 ~~(a) the local jurisdiction has adopted, or is committed to~~  
581 ~~adopting, appropriate regulatory incentives, ~~or the local~~~~  
582 ~~jurisdiction or public-private partnership has adopted or is~~  
583 ~~committed to adopting local contributions or financial~~  
584 ~~strategies, or other funding sources to promote the development~~  
585 ~~and ongoing financial viability of such projects. Local~~  
586 ~~incentives include such actions as expediting review of~~  
587 ~~development orders and permits, supporting development near~~  
588 ~~transportation hubs and major employment centers, and adopting~~  
589 ~~land development regulations designed to allow flexibility in~~  
590 ~~densities, use of accessory units, mixed-use developments, and~~  
591 ~~flexible lot configurations. Financial strategies include such~~



592 actions as promoting employer-assisted housing programs,  
593 providing tax increment financing, and providing land.

594 ~~(b) Projects are innovative and include new construction or~~  
595 ~~rehabilitation; mixed-income housing; commercial and housing~~  
596 ~~mixed-use elements; innovative design; green building~~  
597 ~~principles; storm-resistant construction; or other elements that~~  
598 ~~reduce long-term costs relating to maintenance, utilities, or~~  
599 ~~insurance and promote homeownership. The program funding may not~~  
600 ~~exceed the costs attributable to the portion of the project that~~  
601 ~~is set aside to provide housing for the targeted population.~~

602 ~~(c) Projects that set aside at least 80 percent of units~~  
603 ~~for workforce housing and at least 50 percent for essential~~  
604 ~~services personnel and for projects that require the least~~  
605 ~~amount of program funding compared to the overall housing costs~~  
606 ~~for the project.~~

607 ~~(9) Notwithstanding s. 163.3184(4)(b)-(d), any local~~  
608 ~~government comprehensive plan amendment to implement a Community~~  
609 ~~Workforce Housing Innovation Pilot Program project found~~  
610 ~~consistent with this section shall be expedited as provided in~~  
611 ~~this subsection. At least 30 days prior to adopting a plan~~  
612 ~~amendment under this subsection, the local government shall~~  
613 ~~notify the state land planning agency of its intent to adopt~~  
614 ~~such an amendment, and the notice shall include its evaluation~~  
615 ~~related to site suitability and availability of facilities and~~  
616 ~~services. The public notice of the hearing required by s.~~  
617 ~~163.3184(11)(b)2. shall include a statement that the local~~  
618 ~~government intends to use the expedited adoption process~~  
619 ~~authorized by this subsection. Such amendments shall require~~  
620 ~~only a single public hearing before the governing board, which~~



621 ~~shall be an adoption hearing as described in s. 163.3184(4)(e).~~  
622 ~~Any further proceedings shall be governed by s. 163.3184(5)-~~  
623 ~~(13).~~

624 ~~(10) The processing of approvals of development orders or~~  
625 ~~development permits, as defined in s. 163.3164, for innovative~~  
626 ~~community workforce housing projects shall be expedited.~~

627 ~~(7)(11) The corporation shall award loans with a 1 interest~~  
628 ~~rates set at 1 to 3 percent interest rate for a term that does~~  
629 ~~not exceed 15 years, which may be made forgivable when long-term~~  
630 ~~affordability is provided and when at least 80 percent of the~~  
631 ~~units are set aside for workforce housing and at least 50~~  
632 ~~percent of the units are set aside for essential services~~  
633 ~~personnel.~~

634 ~~(12) All eligible applications shall:~~

635 ~~(a) For home ownership, limit the sales price of a detached~~  
636 ~~unit, townhome, or condominium unit to not more than 90 percent~~  
637 ~~of the median sales price for that type of unit in that county,~~  
638 ~~or the statewide median sales price for that type of unit,~~  
639 ~~whichever is higher, and require that all eligible purchasers of~~  
640 ~~home ownership units occupy the homes as their primary~~  
641 ~~residence.~~

642 ~~(b) For rental units, restrict rents for all workforce~~  
643 ~~housing serving those with incomes at or below 120 percent of~~  
644 ~~area median income at the appropriate income level using the~~  
645 ~~restricted rents for the federal low-income housing tax credit~~  
646 ~~program and, for workforce housing units serving those with~~  
647 ~~incomes above 120 percent of area median income, restrict rents~~  
648 ~~to those established by the corporation, not to exceed 30~~  
649 ~~percent of the maximum household income adjusted to unit size.~~



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650           ~~(c) Demonstrate that the applicant is a public-private~~  
651 ~~partnership in an agreement, contract, partnership agreement,~~  
652 ~~memorandum of understanding, or other written instrument signed~~  
653 ~~by all the project partners.~~

654           ~~(d) Have grants, donations of land, or contributions from~~  
655 ~~the public-private partnership or other sources collectively~~  
656 ~~totaling at least 10 percent of the total development cost or \$2~~  
657 ~~million, whichever is less. Such grants, donations of land, or~~  
658 ~~contributions must be evidenced by a letter of commitment,~~  
659 ~~agreement, contract, deed, memorandum of understanding, or other~~  
660 ~~written instrument at the time of application. Grants, donations~~  
661 ~~of land, or contributions in excess of 10 percent of the~~  
662 ~~development cost shall increase the application score.~~

663           ~~(e) Demonstrate how the applicant will use the regulatory~~  
664 ~~incentives and financial strategies outlined in subsection (8)~~  
665 ~~from the local jurisdiction in which the proposed project is to~~  
666 ~~be located. The corporation may consult with the Department of~~  
667 ~~Economic Opportunity in evaluating the use of regulatory~~  
668 ~~incentives by applicants.~~

669           ~~(f) Demonstrate that the applicant possesses title to or~~  
670 ~~site control of land and evidences availability of required~~  
671 ~~infrastructure.~~

672           ~~(g) Demonstrate the applicant's affordable housing~~  
673 ~~development and management experience.~~

674           ~~(h) Provide any research or facts available supporting the~~  
675 ~~demand and need for rental or home ownership workforce housing~~  
676 ~~for eligible persons in the market in which the project is~~  
677 ~~proposed.~~

678           ~~(13) Projects may include manufactured housing constructed~~





679 ~~after June 1994 and installed in accordance with mobile home~~  
680 ~~installation standards of the Department of Highway Safety and~~  
681 ~~Motor Vehicles.~~

682 ~~(8)~~(14) The corporation may adopt rules pursuant to ss.  
683 120.536(1) and 120.54 to implement this section.

684 ~~(15) The corporation may use a maximum of 2 percent of the~~  
685 ~~annual program appropriation for administration and compliance~~  
686 ~~monitoring.~~

687 ~~(16) The corporation shall review the success of the~~  
688 ~~Community Workforce Housing Innovation Pilot Program to~~  
689 ~~ascertain whether the projects financed by the program are~~  
690 ~~useful in meeting the housing needs of eligible areas and shall~~  
691 ~~include its findings in the annual report required under s.~~  
692 ~~420.511(3).~~

693 Section 16. Section 420.531, Florida Statutes, is amended  
694 to read:

695 420.531 Affordable Housing Catalyst Program.—

696 (1) The corporation shall operate the Affordable Housing  
697 Catalyst Program for the purpose of securing the expertise  
698 necessary to provide specialized technical support to local  
699 governments and community-based organizations to implement the  
700 HOME Investment Partnership Program, State Apartment Incentive  
701 Loan Program, State Housing Initiatives Partnership Program, and  
702 other affordable housing programs. To the maximum extent  
703 feasible, the entity to provide the necessary expertise must be  
704 recognized by the Internal Revenue Service as a nonprofit tax-  
705 exempt organization. It must have as its primary mission the  
706 provision of affordable housing training and technical  
707 assistance, an ability to provide training and technical



708 assistance statewide, and a proven track record of successfully  
709 providing training and technical assistance under the Affordable  
710 Housing Catalyst Program. The technical support shall, at a  
711 minimum, include training relating to the following key elements  
712 of the partnership programs:

713 (a)~~(1)~~ Formation of local and regional housing partnerships  
714 as a means of bringing together resources to provide affordable  
715 housing.

716 (b)~~(2)~~ Implementation of regulatory reforms to reduce the  
717 risk and cost of developing affordable housing.

718 (c)~~(3)~~ Implementation of affordable housing programs  
719 included in local government comprehensive plans.

720 (d)~~(4)~~ Compliance with requirements of federally funded  
721 housing programs.

722 (2) In consultation with the corporation, the entity  
723 providing statewide training and technical assistance shall  
724 convene and administer biannual regional workshops for the  
725 locally elected officials serving on affordable housing advisory  
726 committees as provided in s. 420.9076. The regional workshops  
727 may be conducted through teleconferencing or other technological  
728 means and must include processes and programming that facilitate  
729 peer-to-peer identification and sharing of best affordable  
730 housing practices among the locally elected officials. Annually,  
731 calendar year reports summarizing the deliberations, actions,  
732 and recommendations of each region, as well as the attendance  
733 records of locally elected officials, must be compiled by the  
734 entity providing statewide training and technical assistance for  
735 the Affordable Housing Catalyst Program and must be submitted to  
736 the President of the Senate, the Speaker of the House of



737 Representatives, and the corporation by March 31 of the  
738 following year.

739 Section 17. Subsection (2) of section 420.9071, Florida  
740 Statutes, is amended to read:

741 420.9071 Definitions.—As used in ss. 420.907-420.9079, the  
742 term:

743 (2) "Affordable" means that monthly rents or monthly  
744 mortgage payments including taxes and insurance do not exceed 30  
745 percent of that amount which represents the percentage of the  
746 median annual gross income for the households as indicated in  
747 subsection (19), subsection (20), or subsection (28). However,  
748 it is not the intent to limit an individual household's ability  
749 to devote more than 30 percent of its income for housing, and  
750 housing for which a household devotes more than 30 percent of  
751 its income shall be deemed affordable if the first institutional  
752 mortgage lender is satisfied that the household can afford  
753 mortgage payments in excess of the 30 percent benchmark. The  
754 term also includes housing provided by a not-for-profit  
755 corporation that derives at least 75 percent of its annual  
756 revenues from contracts or services provided to a state or  
757 federal agency for low-income persons and low-income households;  
758 that provides supportive housing for persons who suffer from  
759 mental health issues, substance abuse, or domestic violence; and  
760 that provides on-premises social and community support services  
761 relating to job training, life skills training, alcohol and  
762 substance abuse disorder, child care, and client case  
763 management.

764 Section 18. Paragraph (j) is added to subsection (10) of  
765 section 420.9075, Florida Statutes, to read:



766 420.9075 Local housing assistance plans; partnerships.-  
767 (10) Each county or eligible municipality shall submit to  
768 the corporation by September 15 of each year a report of its  
769 affordable housing programs and accomplishments through June 30  
770 immediately preceding submittal of the report. The report shall  
771 be certified as accurate and complete by the local government's  
772 chief elected official or his or her designee. Transmittal of  
773 the annual report by a county's or eligible municipality's chief  
774 elected official, or his or her designee, certifies that the  
775 local housing incentive strategies, or, if applicable, the local  
776 housing incentive plan, have been implemented or are in the  
777 process of being implemented pursuant to the adopted schedule  
778 for implementation. The report must include, but is not limited  
779 to:

780 (j) The number of affordable housing applications  
781 submitted, the number approved, and the number denied.

782 Section 19. Subsections (2) and (4) of section 420.9076,  
783 Florida Statutes, are amended, and subsection (10) is added to  
784 that section, to read:

785 420.9076 Adoption of affordable housing incentive  
786 strategies; committees.-

787 (2) The governing board of a county or municipality shall  
788 appoint the members of the affordable housing advisory  
789 committee. Pursuant to the terms of any interlocal agreement, a  
790 county and municipality may create and jointly appoint an  
791 advisory committee. The local action adopted pursuant to s.  
792 420.9072 which creates the advisory committee and appoints the  
793 advisory committee members must name at least 8 but not more  
794 than 11 committee members and specify their terms. Effective



795 October 1, 2020, the committee must consist of one locally  
796 elected official from each county or municipality participating  
797 in the State Housing Initiatives Partnership Program and one  
798 representative from at least six of the categories below:

799 (a) A citizen who is actively engaged in the residential  
800 home building industry in connection with affordable housing.

801 (b) A citizen who is actively engaged in the banking or  
802 mortgage banking industry in connection with affordable housing.

803 (c) A citizen who is a representative of those areas of  
804 labor actively engaged in home building in connection with  
805 affordable housing.

806 (d) A citizen who is actively engaged as an advocate for  
807 low-income persons in connection with affordable housing.

808 (e) A citizen who is actively engaged as a for-profit  
809 provider of affordable housing.

810 (f) A citizen who is actively engaged as a not-for-profit  
811 provider of affordable housing.

812 (g) A citizen who is actively engaged as a real estate  
813 professional in connection with affordable housing.

814 (h) A citizen who actively serves on the local planning  
815 agency pursuant to s. 163.3174. If the local planning agency is  
816 comprised of the governing board of the county or municipality,  
817 the governing board may appoint a designee who is knowledgeable  
818 in the local planning process.

819 (i) A citizen who resides within the jurisdiction of the  
820 local governing body making the appointments.

821 (j) A citizen who represents employers within the  
822 jurisdiction.

823 (k) A citizen who represents essential services personnel,



824 as defined in the local housing assistance plan.

825 (4) ~~Annually~~ Triennially, the advisory committee shall  
826 review the established policies and procedures, ordinances, land  
827 development regulations, and adopted local government  
828 comprehensive plan of the appointing local government and shall  
829 recommend specific actions or initiatives to encourage or  
830 facilitate affordable housing while protecting the ability of  
831 the property to appreciate in value. The recommendations may  
832 include the modification or repeal of existing policies,  
833 procedures, ordinances, regulations, or plan provisions; the  
834 creation of exceptions applicable to affordable housing; or the  
835 adoption of new policies, procedures, regulations, ordinances,  
836 or plan provisions, including recommendations to amend the local  
837 government comprehensive plan and corresponding regulations,  
838 ordinances, and other policies. At a minimum, each advisory  
839 committee shall submit an annual ~~a~~ report to the local governing  
840 body and to the entity providing statewide training and  
841 technical assistance for the Affordable Housing Catalyst Program  
842 which that includes recommendations on, ~~and triennially~~  
843 ~~thereafter evaluates~~ the implementation of, affordable housing  
844 incentives in the following areas:

845 (a) The processing of approvals of development orders or  
846 permits for affordable housing projects is expedited to a  
847 greater degree than other projects, as provided in s.  
848 163.3177(6)(f)3.

849 (b) All allowable fee waivers provided ~~The modification of~~  
850 ~~impact-fee requirements, including reduction or waiver of fees~~  
851 ~~and alternative methods of fee payment for~~ the development or  
852 construction of affordable housing.



- 853 (c) The allowance of flexibility in densities for  
854 affordable housing.
- 855 (d) The reservation of infrastructure capacity for housing  
856 for very-low-income persons, low-income persons, and moderate-  
857 income persons.
- 858 (e) ~~The allowance of~~ Affordable accessory residential units  
859 ~~in residential zoning districts.~~
- 860 (f) The reduction of parking and setback requirements for  
861 affordable housing.
- 862 (g) The allowance of flexible lot configurations, including  
863 zero-lot-line configurations for affordable housing.
- 864 (h) The modification of street requirements for affordable  
865 housing.
- 866 (i) The establishment of a process by which a local  
867 government considers, before adoption, policies, procedures,  
868 ordinances, regulations, or plan provisions that increase the  
869 cost of housing.
- 870 (j) The preparation of a printed inventory of locally owned  
871 public lands suitable for affordable housing.
- 872 (k) The support of development near transportation hubs and  
873 major employment centers and mixed-use developments.
- 874
- 875 The advisory committee recommendations may also include other  
876 affordable housing incentives identified by the advisory  
877 committee. Local governments that receive the minimum allocation  
878 under the State Housing Initiatives Partnership Program shall  
879 perform an ~~the~~ initial review but may elect to not perform the  
880 annual ~~triennial~~ review.
- 881 (10) The locally elected official serving on an advisory



882 committee, or a locally elected designee, must attend biannual  
883 regional workshops convened and administered under the  
884 Affordable Housing Catalyst Program as provided in s.  
885 420.531(2). If the locally elected official or a locally elected  
886 designee fails to attend three consecutive regional workshops,  
887 the corporation may withhold funds pending the person's  
888 attendance at the next regularly scheduled biannual meeting.

889 Section 20. Subsection (18) of section 553.791, Florida  
890 Statutes, is amended to read:

891 553.791 Alternative plans review and inspection.—

892 (18) Each local building code enforcement agency may audit  
893 the performance of building code inspection services by private  
894 providers operating within the local jurisdiction. However, the  
895 same private provider may not be audited more than four times in  
896 a month ~~calendar year~~ unless the local building official  
897 determines a condition of a building constitutes an immediate  
898 threat to public safety and welfare. Work on a building or  
899 structure may proceed after inspection and approval by a private  
900 provider if the provider has given notice of the inspection  
901 pursuant to subsection (9) and, subsequent to such inspection  
902 and approval, the work shall not be delayed for completion of an  
903 inspection audit by the local building code enforcement agency.

904 Section 21. Subsection (4) of section 723.011, Florida  
905 Statutes, is amended to read:

906 723.011 Disclosure prior to rental of a mobile home lot;  
907 prospectus, filing, approval.—

908 (4) With regard to a tenancy in existence on the effective  
909 date of this chapter, the prospectus or offering circular  
910 offered by the mobile home park owner must ~~shall~~ contain the





911 same terms and conditions as rental agreements offered to all  
912 other mobile home owners residing in the park on the effective  
913 date of this act, excepting only rent variations based upon lot  
914 location and size, and may ~~shall~~ not require any mobile home  
915 owner to install any permanent improvements, except that the  
916 mobile home owner may be required to install permanent  
917 improvements to the mobile home as disclosed in the prospectus.

918 Section 22. Subsection (5) of section 723.012, Florida  
919 Statutes, is amended to read:

920 723.012 Prospectus or offering circular.—The prospectus or  
921 offering circular, which is required to be provided by s.  
922 723.011, must contain the following information:

923 (5) A description of the recreational and other common  
924 facilities, if any, that will be used by the mobile home owners,  
925 including, but not limited to:

926 (a) The number of buildings and each room thereof and its  
927 intended purposes, location, approximate floor area, and  
928 capacity in numbers of people.

929 (b) Each swimming pool, as to its general location,  
930 approximate size and depths, and approximate deck size and  
931 capacity and whether heated.

932 (c) All other facilities and permanent improvements that  
933 ~~which~~ will serve the mobile home owners.

934 (d) A general description of the items of personal property  
935 available for use by the mobile home owners.

936 (e) A general description of the days and hours that  
937 facilities will be available for use.

938 (f) A statement as to whether all improvements are complete  
939 and, if not, their estimated completion dates.



940  
941 If a mobile home park owner intends to include additional  
942 property and mobile home lots and to increase the number of lots  
943 that will use the shared facilities of the park, the mobile home  
944 park owner must amend the prospectus to disclose such additions.  
945 If the number of mobile home lots in the park increases by more  
946 than 15 percent of the total number of lots in the original  
947 prospectus, the mobile home park owner must reasonably offset  
948 the impact of the additional lots by increasing the shared  
949 facilities. The amendment to the prospectus must include a  
950 reasonable timeframe for providing the required additional  
951 shared facilities. The costs and expenses necessary to increase  
952 the shared facilities may not be passed on or passed through to  
953 the existing mobile home owners.

954 Section 23. Section 723.023, Florida Statutes, is amended  
955 to read:

956 723.023 Mobile home owner's general obligations.—A mobile  
957 home owner shall ~~at all times~~:

958 (1) At all times comply with all obligations imposed on  
959 mobile home owners by applicable provisions of building,  
960 housing, and health codes, including compliance with all  
961 building permits and construction requirements for construction  
962 on the mobile home and lot. The home owner is responsible for  
963 all fines imposed by the local government for noncompliance with  
964 any local codes.

965 (2) At all times keep the mobile home lot that ~~which~~ he or  
966 she occupies clean, neat, and sanitary, and maintained in  
967 compliance with all local codes.

968 (3) At all times comply with properly promulgated park



969 rules and regulations and require other persons on the premises  
970 with his or her consent to comply with such rules and to conduct  
971 themselves, and other persons on the premises with his or her  
972 consent, in a manner that does not unreasonably disturb other  
973 residents of the park or constitute a breach of the peace.

974 (4) Receive written approval from the mobile home park  
975 owner before making any exterior modification or addition to the  
976 home.

977 (5) When vacating the premises, remove any debris and other  
978 property of any kind which is left on the mobile home lot.

979 Section 24. Subsection (5) of section 723.031, Florida  
980 Statutes, is amended to read:

981 723.031 Mobile home lot rental agreements.-

982 (5) The rental agreement must ~~shall~~ contain the lot rental  
983 amount and services included. An increase in lot rental amount  
984 upon expiration of the term of the lot rental agreement must  
985 ~~shall~~ be in accordance with ss. 723.033 and 723.037 or s.  
986 723.059(4), whichever is applicable; ~~it~~ provided that, pursuant to  
987 s. 723.059(4), the amount of the lot rental increase is  
988 disclosed and agreed to by the purchaser, in writing. An  
989 increase in lot rental amount shall not be arbitrary or  
990 discriminatory between similarly situated tenants in the park. A  
991 lot rental amount may not be increased during the term of the  
992 lot rental agreement, except:

993 (a) When the manner of the increase is disclosed in a lot  
994 rental agreement with a term exceeding 12 months and which  
995 provides for such increases not more frequently than annually.

996 (b) For pass-through charges as defined in s. 723.003.

997 (c) That a charge may not be collected which results in



998 payment of money for sums previously collected as part of the  
999 lot rental amount. The provisions hereof notwithstanding, the  
1000 mobile home park owner may pass on, at any time during the term  
1001 of the lot rental agreement, ad valorem property taxes, non-ad  
1002 valorem assessments, and utility charges, or increases of  
1003 either, provided that the ad valorem property taxes, non-ad  
1004 valorem assessments, and utility charges are not otherwise being  
1005 collected in the remainder of the lot rental amount and provided  
1006 further that the passing on of such ad valorem taxes, non-ad  
1007 valorem assessments, or utility charges, or increases of either,  
1008 was disclosed prior to tenancy, was being passed on as a matter  
1009 of custom between the mobile home park owner and the mobile home  
1010 owner, or such passing on was authorized by law. A park owner is  
1011 deemed to have disclosed the passing on of ad valorem property  
1012 taxes and non-ad valorem assessments if ad valorem property  
1013 taxes or non-ad valorem assessments were disclosed as a separate  
1014 charge or a factor for increasing the lot rental amount in the  
1015 prospectus or rental agreement. Such ad valorem taxes, non-ad  
1016 valorem assessments, and utility charges shall be a part of the  
1017 lot rental amount as defined by this chapter. The term "non-ad  
1018 valorem assessments" has the same meaning as provided in s.  
1019 197.3632(1)(d). Other provisions of this chapter  
1020 notwithstanding, pass-on charges may be passed on only within 1  
1021 year of the date a mobile home park owner remits payment of the  
1022 charge. A mobile home park owner is prohibited from passing on  
1023 any fine, interest, fee, or increase in a charge resulting from  
1024 a park owner's payment of the charge after the date such charges  
1025 become delinquent. A mobile home park owner is prohibited from  
1026 charging or collecting from the mobile home owners any sum for



1027 ad valorem taxes or non-ad valorem tax charges in an amount in  
1028 excess of the sums remitted by the park owner to the tax  
1029 collector. Nothing herein shall prohibit a park owner and a  
1030 homeowner from mutually agreeing to an alternative manner of  
1031 payment to the park owner of the charges.

1032 (d) If a notice of increase in lot rental amount is not  
1033 given 90 days before the renewal date of the rental agreement,  
1034 the rental agreement must remain under the same terms until a  
1035 90-day notice of increase in lot rental amount is given. The  
1036 notice may provide for a rental term shorter than 1 year in  
1037 order to maintain the same renewal date.

1038 Section 25. Subsection (1) and paragraph (a) of subsection  
1039 (4) of section 723.037, Florida Statutes, are amended to read:

1040 723.037 Lot rental increases; reduction in services or  
1041 utilities; change in rules and regulations; mediation.—

1042 (1) A park owner shall give written notice to each affected  
1043 mobile home owner and the board of directors of the homeowners'  
1044 association, if one has been formed, at least 90 days before any  
1045 increase in lot rental amount or reduction in services or  
1046 utilities provided by the park owner or change in rules and  
1047 regulations. The park owner may give notice of all increases in  
1048 lot rental amount for multiple anniversary dates in the same 90-  
1049 day notice. The notice must ~~shall~~ identify all other affected  
1050 homeowners, which may be by lot number, name, group, or phase.  
1051 If the affected homeowners are not identified by name, the park  
1052 owner shall make the names and addresses available upon request.  
1053 However, this requirement does not authorize the release of the  
1054 names, addresses, or other private information about the  
1055 homeowners to the association or any other person for any other



1056 purpose. The home owner's right to the 90-day notice may not be  
1057 waived or precluded by a home owner, or the homeowners'  
1058 committee, in an agreement with the park owner. Rules adopted as  
1059 a result of restrictions imposed by governmental entities and  
1060 required to protect the public health, safety, and welfare may  
1061 be enforced prior to the expiration of the 90-day period but are  
1062 not otherwise exempt from the requirements of this chapter.  
1063 Pass-through charges must be separately listed as to the amount  
1064 of the charge, the name of the governmental entity mandating the  
1065 capital improvement, and the nature or type of the pass-through  
1066 charge being levied. Notices of increase in the lot rental  
1067 amount due to a pass-through charge must ~~shall~~ state the  
1068 additional payment and starting and ending dates of each pass-  
1069 through charge. The homeowners' association shall have no  
1070 standing to challenge the increase in lot rental amount,  
1071 reduction in services or utilities, or change of rules and  
1072 regulations unless a majority of the affected homeowners agree,  
1073 in writing, to such representation.

1074 (4) (a) A committee, not to exceed five in number,  
1075 designated by a majority of the affected mobile home owners or  
1076 by the board of directors of the homeowners' association, if  
1077 applicable, and the park owner shall meet, at a mutually  
1078 convenient time and place no later than 60 days before the  
1079 effective date of the change to discuss the reasons for the  
1080 increase in lot rental amount, reduction in services or  
1081 utilities, or change in rules and regulations. The negotiating  
1082 committee shall make a written request for a meeting with the  
1083 park owner or subdivision developer to discuss those matters  
1084 addressed in the 90-day notice, and may include in the request a



1085 listing of any other issue, with supporting documentation, that  
1086 the committee intends to raise and discuss at the meeting. The  
1087 committee shall address all lot rental amount increases that are  
1088 specified in the notice of lot rental amount increase,  
1089 regardless of the effective date of the increase.

1090  
1091 This subsection is not intended to be enforced by civil or  
1092 administrative action. Rather, the meetings and discussions are  
1093 intended to be in the nature of settlement discussions prior to  
1094 the parties proceeding to mediation of any dispute.

1095 Section 26. Subsections (5) and (6) are added to section  
1096 723.041, Florida Statutes, to read:

1097 723.041 Entrance fees; refunds; exit fees prohibited;  
1098 replacement homes.—

1099 (5) A mobile home park that is damaged or destroyed due to  
1100 wind, water, or other natural force may be rebuilt on the same  
1101 site with the same density as was approved, permitted, and built  
1102 before the park was damaged or destroyed.

1103 (6) This section does not limit the regulation of the  
1104 uniform firesafety standards established under s. 633.206, but  
1105 supersedes any other density, separation, setback, or lot size  
1106 regulation adopted after initial permitting and construction of  
1107 the mobile home park.

1108 Section 27. Section 723.042, Florida Statutes, is amended  
1109 to read:

1110 723.042 Provision of improvements.—A No person may not  
1111 shall be required by a mobile home park owner or developer, as a  
1112 condition of residence in the mobile home park, to provide any  
1113 improvement unless the requirement is disclosed pursuant to s.



1114 723.012(7) ~~s. 723.011~~ prior to occupancy in the mobile home  
1115 park.

1116 Section 28. Section 723.059, Florida Statutes, is amended  
1117 to read:

1118 723.059 ~~Rights of Purchaser of a mobile home within a~~  
1119 mobile home park.-

1120 (1) The purchaser of a mobile home within a mobile home  
1121 park may become a tenant of the park if such purchaser would  
1122 otherwise qualify with the requirements of entry into the park  
1123 under the park rules and regulations, subject to the approval of  
1124 the park owner, but such approval may not be unreasonably  
1125 withheld. The purchaser of the mobile home may cancel or rescind  
1126 the contract for purchase of the mobile home if the purchaser's  
1127 tenancy has not been approved by the park owner 5 days before  
1128 the closing of the purchase.

1129 (2) Properly promulgated rules may provide for the  
1130 screening of any prospective purchaser to determine whether or  
1131 not such purchaser is qualified to become a tenant of the park.

1132 (3) The purchaser of a mobile home who intends to become  
1133 ~~becomes~~ a resident of the mobile home park in accordance with  
1134 this section has the right to assume the remainder of the term  
1135 of any rental agreement then in effect between the mobile home  
1136 park owner and the seller and may assume the seller's  
1137 prospectus. However, nothing herein shall prohibit a mobile home  
1138 park owner from offering the purchaser of a mobile home any  
1139 approved prospectus shall be entitled to rely on the terms and  
1140 conditions of the prospectus or offering circular as delivered  
1141 to the initial recipient.

1142 (4) However, nothing herein shall be construed to prohibit





1143 a mobile home park owner from increasing the rental amount to be  
1144 paid by the purchaser upon the expiration of the assumed rental  
1145 agreement in an amount deemed appropriate by the mobile home  
1146 park owner, so long as such increase is disclosed to the  
1147 purchaser prior to his or her occupancy and is imposed in a  
1148 manner consistent with the purchaser's initial offering circular  
1149 ~~or~~ prospectus and this act.

1150 (5) Lifetime leases and the renewal provisions in  
1151 automatically renewable leases, both those existing and those  
1152 entered into after July 1, 1986, are not assumable unless  
1153 otherwise provided in the mobile home lot rental agreement or  
1154 unless the transferee is the home owner's spouse. The right to  
1155 an assumption of the lease by a spouse may be exercised only one  
1156 time during the term of that lease.

1157 Section 29. Paragraph (d) of subsection (1) of section  
1158 723.061, Florida Statutes, is amended, and subsection (5) is  
1159 added to that section, to read:

1160 723.061 Eviction; grounds, proceedings.—

1161 (1) A mobile home park owner may evict a mobile home owner,  
1162 a mobile home tenant, a mobile home occupant, or a mobile home  
1163 only on one or more of the following grounds:

1164 (d) Change in use of the land comprising the mobile home  
1165 park, or the portion thereof from which mobile homes are to be  
1166 evicted, from mobile home lot rentals to some other use, if:

1167 1. The park owner gives written notice to the homeowners'  
1168 association formed and operating under ss. 723.075-723.079 of  
1169 its right to purchase the mobile home park, if the land  
1170 comprising the mobile home park is changing use from mobile home  
1171 lot rentals to a different use, at the price and under the terms



1172 and conditions set forth in the written notice.

1173       a. The notice shall be delivered to the officers of the  
1174 homeowners' association by United States mail. Within 45 days  
1175 after the date of mailing of the notice, the homeowners'  
1176 association may execute and deliver a contract to the park owner  
1177 to purchase the mobile home park at the price and under the  
1178 terms and conditions set forth in the notice. If the contract  
1179 between the park owner and the homeowners' association is not  
1180 executed and delivered to the park owner within the 45-day  
1181 period, the park owner is under no further obligation to the  
1182 homeowners' association except as provided in sub-subparagraph  
1183 b.

1184       b. If the park owner elects to offer or sell the mobile  
1185 home park at a price lower than the price specified in her or  
1186 his initial notice to the officers of the homeowners'  
1187 association, the homeowners' association has an additional 10  
1188 days to meet the revised price, terms, and conditions of the  
1189 park owner by executing and delivering a revised contract to the  
1190 park owner.

1191       c. The park owner is not obligated under this subparagraph  
1192 or s. 723.071 to give any other notice to, or to further  
1193 negotiate with, the homeowners' association for the sale of the  
1194 mobile home park to the homeowners' association after 6 months  
1195 after the date of the mailing of the initial notice under sub-  
1196 subparagraph a.

1197       2. The park owner gives the affected mobile home owners and  
1198 tenants at least 6 months' notice of the eviction due to the  
1199 projected change in use and of their need to secure other  
1200 accommodations. Within 20 days after giving an eviction notice



1201 to a mobile home owner, the park owner must provide the division  
1202 with a copy of the notice. The division must provide the  
1203 executive director of the Florida Mobile Home Relocation  
1204 Corporation with a copy of the notice.

1205 a. The notice of eviction due to a change in use of the  
1206 land must include in a font no smaller than the body of the  
1207 notice the following statement:

1208  
1209 YOU MAY BE ENTITLED TO COMPENSATION FROM THE FLORIDA MOBILE HOME  
1210 RELOCATION TRUST FUND, ADMINISTERED BY THE FLORIDA MOBILE HOME  
1211 RELOCATION CORPORATION (FMHRC). FMHRC CONTACT INFORMATION IS  
1212 AVAILABLE FROM THE FLORIDA DEPARTMENT OF BUSINESS AND  
1213 PROFESSIONAL REGULATION.

1214  
1215 b. The park owner may not give a notice of increase in lot  
1216 rental amount within 90 days before giving notice of a change in  
1217 use.

1218 (5) A park owner who accepts payment of any portion of the  
1219 lot rental amount with actual knowledge of noncompliance after  
1220 notice and termination of the rental agreement due to a  
1221 violation under paragraph (1)(b), paragraph (1)(c), or paragraph  
1222 (1)(e) does not waive the right to terminate the rental  
1223 agreement or the right to bring a civil action for the  
1224 noncompliance, but not for any subsequent or continuing  
1225 noncompliance. Any rent so received must be accounted for at the  
1226 final hearing.

1227 Section 30. Subsection (1) of section 723.076, Florida  
1228 Statutes, is amended to read:

1229 723.076 Incorporation; notification of park owner.—



1230 (1) Upon receipt of its certificate of incorporation, the  
1231 homeowners' association shall notify the park owner in writing  
1232 of such incorporation and shall advise the park owner of the  
1233 names and addresses of the officers of the homeowners'  
1234 association by personal delivery upon the park owner's  
1235 representative as designated in the prospectus or by certified  
1236 mail, return receipt requested. Thereafter, the homeowners'  
1237 association shall notify the park owner in writing by certified  
1238 mail, return receipt requested, of any change of names and  
1239 addresses of its president or registered agent. Upon election or  
1240 appointment of new officers or board members, the homeowners'  
1241 association shall notify the park owner in writing by certified  
1242 mail, return receipt requested, of the names and addresses of  
1243 the new officers or board members.

1244 Section 31. Paragraphs (b) through (e) of subsection (2) of  
1245 section 723.078, Florida Statutes, are amended, and paragraph  
1246 (i) of that subsection is reenacted, to read:

1247 723.078 Bylaws of homeowners' associations.—

1248 (2) The bylaws shall provide and, if they do not, shall be  
1249 deemed to include, the following provisions:

1250 (b) *Quorum; voting requirements; proxies.*—

1251 1. Unless otherwise provided in the bylaws, 30 percent of  
1252 the total membership is required to constitute a quorum.

1253 Decisions shall be made by a majority of members represented at  
1254 a meeting at which a quorum is present.

1255 2.a. A member may not vote by general proxy but may vote by  
1256 limited proxies substantially conforming to a limited proxy form  
1257 adopted by the division. Limited proxies and general proxies may  
1258 be used to establish a quorum. Limited proxies may be used for



1259 votes taken to amend the articles of incorporation or bylaws  
1260 pursuant to this section, and any other matters for which this  
1261 chapter requires or permits a vote of members. ~~A, except that no~~  
1262 proxy, limited or general, may not be used in the election of  
1263 board members in general elections or elections to fill  
1264 vacancies caused by recall, resignation, or otherwise. Board  
1265 members must be elected by written ballot or by voting in  
1266 person. If a mobile home or subdivision lot is owned jointly,  
1267 the owners of the mobile home or subdivision lot must be counted  
1268 as one for the purpose of determining the number of votes  
1269 required for a majority. Only one vote per mobile home or  
1270 subdivision lot shall be counted. Any number greater than 50  
1271 percent of the total number of votes constitutes a majority.  
1272 Notwithstanding this section, members may vote in person at  
1273 member meetings or by secret ballot, including absentee ballots,  
1274 as defined by the division.

1275 b. Elections shall be decided by a plurality of the ballots  
1276 cast. There is no quorum requirement; however, at least 20  
1277 percent of the eligible voters must cast a ballot in order to  
1278 have a valid election. A member may not allow any other person  
1279 to cast his or her ballot, and any ballots improperly cast are  
1280 invalid. An election is not required unless there are more  
1281 candidates nominated than vacancies that exist on the board.

1282 c. Each member or other eligible person who desires to be a  
1283 candidate for the board of directors shall appear on the ballot  
1284 in alphabetical order by surname. A ballot may not indicate if  
1285 any of the candidates are incumbent on the board. All ballots  
1286 must be uniform in appearance. Write-in candidates and more than  
1287 one vote per candidate per ballot are not allowed. A ballot may



1288 not provide a space for the signature of, or any other means of  
1289 identifying, a voter. If a ballot contains more votes than  
1290 vacancies or fewer votes than vacancies, the ballot is invalid  
1291 unless otherwise stated in the bylaws.

1292 d. An impartial committee shall be responsible for  
1293 overseeing the election process and complying with all ballot  
1294 requirements. For purposes of this section, the term "impartial  
1295 committee" means a committee whose members do not include any of  
1296 the following people or their spouses:

1297 (I) Current board members.

1298 (II) Current association officers.

1299 (III) Candidates for the association or board.

1300 e. The association bylaws shall provide a method for  
1301 determining the winner of an election in which two or more  
1302 candidates for the same position receive the same number of  
1303 votes.

1304 f. The division shall adopt procedural rules to govern  
1305 elections, including, but not limited to, rules for providing  
1306 notice by electronic transmission and rules for maintaining the  
1307 secrecy of ballots.

1308 3. A proxy is effective only for the specific meeting for  
1309 which originally given and any lawfully adjourned meetings  
1310 thereof. In no event shall any proxy be valid for a period  
1311 longer than 90 days after the date of the first meeting for  
1312 which it was given. Every proxy shall be revocable at any time  
1313 at the pleasure of the member executing it.

1314 4. A member of the board of directors or a committee may  
1315 submit in writing his or her agreement or disagreement with any  
1316 action taken at a meeting that the member did not attend. This



1317 agreement or disagreement may not be used as a vote for or  
1318 against the action taken and may not be used for the purposes of  
1319 creating a quorum.

1320 (c) *Board of directors' and committee meetings.*-

1321 1. Meetings of the board of directors and meetings of its  
1322 committees at which a quorum is present shall be open to all  
1323 members. Notwithstanding any other provision of law, the  
1324 requirement that board meetings and committee meetings be open  
1325 to the members does not apply to meetings between the park owner  
1326 and the board of directors or any of the board's committees,  
1327 board or committee meetings held for the purpose of discussing  
1328 personnel matters, or meetings between the board or a committee  
1329 and the association's attorney, with respect to potential or  
1330 pending litigation, when ~~where~~ the meeting is held for the  
1331 purpose of seeking or rendering legal advice, and when ~~where~~ the  
1332 contents of the discussion would otherwise be governed by the  
1333 attorney-client privilege. Notice of all meetings open to  
1334 members shall be posted in a conspicuous place upon the park  
1335 property at least 48 hours in advance, except in an emergency.  
1336 Notice of any meeting in which dues ~~assessments against members~~  
1337 are to be considered for any reason shall specifically contain a  
1338 statement that dues ~~assessments~~ will be considered and the  
1339 nature of such dues ~~assessments~~.

1340 2. A board or committee member's participation in a meeting  
1341 via telephone, real-time videoconferencing, or similar real-time  
1342 telephonic, electronic, or video communication counts toward a  
1343 quorum, and such member may vote as if physically present. A  
1344 speaker shall be used so that the conversation of those board or  
1345 committee members attending by telephone may be heard by the



1346 board or committee members attending in person, as well as by  
1347 members present at a meeting.

1348         3. Members of the board of directors may use e-mail as a  
1349 means of communication but may not cast a vote on an association  
1350 matter via e-mail.

1351         4. The right to attend meetings of the board of directors  
1352 and its committees includes the right to speak at such meetings  
1353 with reference to all designated agenda items. The association  
1354 may adopt reasonable written rules governing the frequency,  
1355 duration, and manner of members' statements. Any item not  
1356 included on the notice may be taken up on an emergency basis by  
1357 at least a majority plus one of the members of the board. Such  
1358 emergency action shall be noticed and ratified at the next  
1359 regular meeting of the board. Any member may tape record or  
1360 videotape meetings of the board of directors and its committees,  
1361 except meetings between the board of directors or its appointed  
1362 homeowners' committee and the park owner. The division shall  
1363 adopt reasonable rules governing the tape recording and  
1364 videotaping of the meeting.

1365         5. Except as provided in paragraph (i), a vacancy occurring  
1366 on the board of directors may be filled by the affirmative vote  
1367 of the majority of the remaining directors, even though the  
1368 remaining directors constitute less than a quorum; by the sole  
1369 remaining director; if the vacancy is not so filled or if no  
1370 director remains, by the members; or, on the application of any  
1371 person, by the circuit court of the county in which the  
1372 registered office of the corporation is located.

1373         6. The term of a director elected or appointed to fill a  
1374 vacancy expires at the next annual meeting at which directors





1375 are elected. A directorship to be filled by reason of an  
1376 increase in the number of directors may be filled by the board  
1377 of directors, but only for the term of office continuing until  
1378 the next election of directors by the members.

1379 7. A vacancy that will occur at a specific later date, by  
1380 reason of a resignation effective at a later date, may be filled  
1381 before the vacancy occurs. However, the new director may not  
1382 take office until the vacancy occurs.

1383 8.a. The officers and directors of the association have a  
1384 fiduciary relationship to the members.

1385 b. A director and committee member shall discharge his or  
1386 her duties in good faith, with the care an ordinarily prudent  
1387 person in a like position would exercise under similar  
1388 circumstances, and in a manner he or she reasonably believes to  
1389 be in the best interests of the corporation.

1390 9. In discharging his or her duties, a director may rely on  
1391 information, opinions, reports, or statements, including  
1392 financial statements and other financial data, if prepared or  
1393 presented by:

1394 a. One or more officers or employees of the corporation who  
1395 the director reasonably believes to be reliable and competent in  
1396 the matters presented;

1397 b. Legal counsel, public accountants, or other persons as  
1398 to matters the director reasonably believes are within the  
1399 persons' professional or expert competence; or

1400 c. A committee of the board of directors of which he or she  
1401 is not a member if the director reasonably believes the  
1402 committee merits confidence.

1403 10. A director is not acting in good faith if he or she has



1404 knowledge concerning the matter in question that makes reliance  
1405 otherwise permitted by subparagraph 9. unwarranted.

1406 11. A director is not liable for any action taken as a  
1407 director, or any failure to take any action, if he or she  
1408 performed the duties of his or her office in compliance with  
1409 this section.

1410 (d) *Member meetings.*—Members shall meet at least once each  
1411 calendar year, and the meeting shall be the annual meeting. All  
1412 members of the board of directors shall be elected at the annual  
1413 meeting unless the bylaws provide for staggered election terms  
1414 or for their election at another meeting. The bylaws shall not  
1415 restrict any member desiring to be a candidate for board  
1416 membership from being nominated from the floor. All nominations  
1417 from the floor must be made at a duly noticed meeting of the  
1418 members held at least 27 ~~30~~ days before the annual meeting. The  
1419 bylaws shall provide the method for calling the meetings of the  
1420 members, including annual meetings. The method shall provide at  
1421 least 14 days' written notice to each member in advance of the  
1422 meeting and require the posting in a conspicuous place on the  
1423 park property of a notice of the meeting at least 14 days prior  
1424 to the meeting. The right to receive written notice of  
1425 membership meetings may be waived in writing by a member. Unless  
1426 waived, the notice of the annual meeting shall be mailed, hand  
1427 delivered, or electronically transmitted to each member, and  
1428 shall constitute notice. Unless otherwise stated in the bylaws,  
1429 an officer of the association shall provide an affidavit  
1430 affirming that the notices were mailed, or hand delivered, or  
1431 provided by electronic transmission in accordance with ~~the~~  
1432 ~~provisions of~~ this section to each member at the address last



1433 furnished to the corporation. These meeting requirements do not  
1434 prevent members from waiving notice of meetings or from acting  
1435 by written agreement without meetings, if allowed by the bylaws.

1436 (e) *Minutes of meetings.*—

1437 1. Notwithstanding any other provision of law, the minutes  
1438 of board or committee meetings that are closed to members are  
1439 privileged and confidential and are not available for inspection  
1440 or photocopying.

1441 2. Minutes of all meetings of members of an association and  
1442 meetings open to members of the board of directors, and a  
1443 committee of the board must be maintained in written form and  
1444 approved by the members, board, or committee, as applicable. A  
1445 vote or abstention from voting on each matter voted upon for  
1446 each director present at a board meeting must be recorded in the  
1447 minutes.

1448 3.2. All approved minutes of open meetings of members,  
1449 committees, and the board of directors shall be kept in a  
1450 businesslike manner and shall be available for inspection by  
1451 members, or their authorized representatives, and board members  
1452 at reasonable times. The association shall retain these minutes  
1453 within this state for a period of at least 5 7 years.

1454 (i) *Recall of board members.*—Any member of the board of  
1455 directors may be recalled and removed from office with or  
1456 without cause by the vote of or agreement in writing by a  
1457 majority of all members. A special meeting of the members to  
1458 recall a member or members of the board of directors may be  
1459 called by 10 percent of the members giving notice of the meeting  
1460 as required for a meeting of members, and the notice shall state  
1461 the purpose of the meeting. Electronic transmission may not be



1462 used as a method of giving notice of a meeting called in whole  
1463 or in part for this purpose.

1464 1. If the recall is approved by a majority of all members  
1465 by a vote at a meeting, the recall is effective as provided in  
1466 this paragraph. The board shall duly notice and hold a board  
1467 meeting within 5 full business days after the adjournment of the  
1468 member meeting to recall one or more board members. At the  
1469 meeting, the board shall either certify the recall, in which  
1470 case such member or members shall be recalled effective  
1471 immediately and shall turn over to the board within 5 full  
1472 business days any and all records and property of the  
1473 association in their possession, or shall proceed under  
1474 subparagraph 3.

1475 2. If the proposed recall is by an agreement in writing by  
1476 a majority of all members, the agreement in writing or a copy  
1477 thereof shall be served on the association by certified mail or  
1478 by personal service in the manner authorized by chapter 48 and  
1479 the Florida Rules of Civil Procedure. The board of directors  
1480 shall duly notice and hold a meeting of the board within 5 full  
1481 business days after receipt of the agreement in writing. At the  
1482 meeting, the board shall either certify the written agreement to  
1483 recall members of the board, in which case such members shall be  
1484 recalled effective immediately and shall turn over to the board,  
1485 within 5 full business days, any and all records and property of  
1486 the association in their possession, or shall proceed as  
1487 described in subparagraph 3.

1488 3. If the board determines not to certify the written  
1489 agreement to recall members of the board, or does not certify  
1490 the recall by a vote at a meeting, the board shall, within 5



1491 full business days after the board meeting, file with the  
1492 division a petition for binding arbitration pursuant to the  
1493 procedures of s. 723.1255. For purposes of this paragraph, the  
1494 members who voted at the meeting or who executed the agreement  
1495 in writing shall constitute one party under the petition for  
1496 arbitration. If the arbitrator certifies the recall of a member  
1497 of the board, the recall shall be effective upon mailing of the  
1498 final order of arbitration to the association. If the  
1499 association fails to comply with the order of the arbitrator,  
1500 the division may take action under s. 723.006. A member so  
1501 recalled shall deliver to the board any and all records and  
1502 property of the association in the member's possession within 5  
1503 full business days after the effective date of the recall.

1504 4. If the board fails to duly notice and hold a board  
1505 meeting within 5 full business days after service of an  
1506 agreement in writing or within 5 full business days after the  
1507 adjournment of the members' recall meeting, the recall shall be  
1508 deemed effective and the board members so recalled shall  
1509 immediately turn over to the board all records and property of  
1510 the association.

1511 5. If the board fails to duly notice and hold the required  
1512 meeting or fails to file the required petition, the member's  
1513 representative may file a petition pursuant to s. 723.1255  
1514 challenging the board's failure to act. The petition must be  
1515 filed within 60 days after expiration of the applicable 5-full-  
1516 business-day period. The review of a petition under this  
1517 subparagraph is limited to the sufficiency of service on the  
1518 board and the facial validity of the written agreement or  
1519 ballots filed.



1520           6. If a vacancy occurs on the board as a result of a recall  
1521 and less than a majority of the board members are removed, the  
1522 vacancy may be filled by the affirmative vote of a majority of  
1523 the remaining directors, notwithstanding any other provision of  
1524 this chapter. If vacancies occur on the board as a result of a  
1525 recall and a majority or more of the board members are removed,  
1526 the vacancies shall be filled in accordance with procedural  
1527 rules to be adopted by the division, which rules need not be  
1528 consistent with this chapter. The rules must provide procedures  
1529 governing the conduct of the recall election as well as the  
1530 operation of the association during the period after a recall  
1531 but before the recall election.

1532           7. A board member who has been recalled may file a petition  
1533 pursuant to s. 723.1255 challenging the validity of the recall.  
1534 The petition must be filed within 60 days after the recall is  
1535 deemed certified. The association and the member's  
1536 representative shall be named as the respondents.

1537           8. The division may not accept for filing a recall  
1538 petition, whether or not filed pursuant to this subsection, and  
1539 regardless of whether the recall was certified, when there are  
1540 60 or fewer days until the scheduled reelection of the board  
1541 member sought to be recalled or when 60 or fewer days have not  
1542 elapsed since the election of the board member sought to be  
1543 recalled.

1544           Section 32. Paragraphs (d) and (f) through (i) of  
1545 subsection (4) and subsection (5) of section 723.079, Florida  
1546 Statutes, are amended to read:

1547           723.079 Powers and duties of homeowners' association.-

1548           (4) The association shall maintain the following items,



1549 when applicable, which constitute the official records of the  
1550 association:

1551 (d) The approved minutes of all meetings of the members of  
1552 an association and meetings open for members of~~7~~ the board of  
1553 directors, and committees of the board, which minutes must be  
1554 retained within this ~~the~~ state for at least 5 ~~7~~ years.

1555 (f) All of the association's insurance policies or copies  
1556 thereof, which must be retained within this state for at least 5  
1557 7 years after the expiration date of the policy.

1558 (g) A copy of all contracts or agreements to which the  
1559 association is a party, including, without limitation, any  
1560 written agreements with the park owner, lease, or other  
1561 agreements or contracts under which the association or its  
1562 members has any obligation or responsibility, which must be  
1563 retained within this state for at least 5 ~~7~~ years after the  
1564 expiration date of the contract or agreement.

1565 (h) The financial and accounting records of the  
1566 association, kept according to good accounting practices. All  
1567 financial and accounting records must be maintained within this  
1568 state for a ~~period of~~ at least 5 ~~7~~ years. The financial and  
1569 accounting records must include:

1570 1. Accurate, itemized, and detailed records of all receipts  
1571 and expenditures.

1572 2. A current account and a periodic statement of the  
1573 account for each member, designating the name and current  
1574 address of each member who is obligated to pay dues or  
1575 assessments, the due date and amount of each assessment or other  
1576 charge against the member, the date and amount of each payment  
1577 on the account, and the balance due.



1578           3. All tax returns, financial statements, and financial  
1579 reports of the association.

1580           4. Any other records that identify, measure, record, or  
1581 communicate financial information.

1582           (i) All other written records of the association not  
1583 specifically included in the foregoing which are related to the  
1584 operation of the association must be retained within this state  
1585 for at least 5 years or at least 5 years after the expiration  
1586 date, as applicable.

1587           (5) The official records shall be ~~maintained within the~~  
1588 ~~state for at least 7 years and shall be~~ made available to a  
1589 member for inspection or photocopying within 20 ~~40~~ business days  
1590 after receipt by the board or its designee of a written request  
1591 submitted by certified mail, return receipt requested. The  
1592 requirements of this subsection are satisfied by having a copy  
1593 of the official records available for inspection or copying in  
1594 the park or, at the option of the association, by making the  
1595 records available to a member electronically via the Internet or  
1596 by allowing the records to be viewed in electronic format on a  
1597 computer screen and printed upon request. If the association has  
1598 a photocopy machine available where the records are maintained,  
1599 it must provide a member with copies on request during the  
1600 inspection if the entire request is no more than 25 pages. An  
1601 association shall allow a member or his or her authorized  
1602 representative to use a portable device, including a smartphone,  
1603 tablet, portable scanner, or any other technology capable of  
1604 scanning or taking photographs, to make an electronic copy of  
1605 the official records in lieu of the association's providing the  
1606 member or his or her authorized representative with a copy of





1607 such records. The association may not charge a fee to a member  
1608 or his or her authorized representative for the use of a  
1609 portable device.

1610 (a) The failure of an association to provide access to the  
1611 records within 20 ~~10~~ business days after receipt of a written  
1612 request submitted by certified mail, return receipt requested,  
1613 creates a rebuttable presumption that the association willfully  
1614 failed to comply with this subsection.

1615 (b) A member who is denied access to official records is  
1616 entitled to ~~the actual damages or minimum~~ damages for the  
1617 association's willful failure to comply with this subsection in  
1618 the amount of. The minimum damages are to be \$10 per calendar  
1619 day up to 10 days, not to exceed \$100. The calculation for  
1620 damages begins ~~to begin~~ on the 21st ~~11th~~ business day after  
1621 receipt of the written request, submitted by certified mail,  
1622 return receipt requested.

1623 (c) A dispute between a member and an association regarding  
1624 inspecting or photocopying official records must be submitted to  
1625 mandatory binding arbitration with the division, and the  
1626 arbitration must be conducted pursuant to s. 723.1255 and  
1627 procedural rules adopted by the division.

1628 (d) The association may adopt reasonable written rules  
1629 governing the frequency, time, location, notice, records to be  
1630 inspected, and manner of inspections, but may not require a  
1631 member to demonstrate a proper purpose for the inspection, state  
1632 a reason for the inspection, or limit a member's right to  
1633 inspect records to less than 1 business day per month. The  
1634 association may impose fees to cover the costs of providing  
1635 copies of the official records, including the costs of copying



1636 and for personnel to retrieve and copy the records if the time  
1637 spent retrieving and copying the records exceeds 30 minutes and  
1638 if the personnel costs do not exceed \$20 per hour. Personnel  
1639 costs may not be charged for records requests that result in the  
1640 copying of 25 or fewer pages. The association may charge up to  
1641 25 cents per page for copies made on the association's  
1642 photocopier. If the association does not have a photocopy  
1643 machine available where the records are kept, or if the records  
1644 requested to be copied exceed 25 pages in length, the  
1645 association may have copies made by an outside duplicating  
1646 service and may charge the actual cost of copying, as supported  
1647 by the vendor invoice. The association shall maintain an  
1648 adequate number of copies of the recorded governing documents,  
1649 to ensure their availability to members and prospective members.  
1650 Notwithstanding this paragraph, the following records are not  
1651 accessible to members or home owners:

1652       1. A record protected by the lawyer-client privilege as  
1653 described in s. 90.502 and a record protected by the work-  
1654 product privilege, including, but not limited to, a record  
1655 prepared by an association attorney or prepared at the  
1656 attorney's express direction which reflects a mental impression,  
1657 conclusion, litigation strategy, or legal theory of the attorney  
1658 or the association and which was prepared exclusively for civil  
1659 or criminal litigation, for adversarial administrative  
1660 proceedings, or in anticipation of such litigation or  
1661 proceedings until the conclusion of the litigation or  
1662 proceedings.

1663       2. E-mail addresses, telephone numbers, facsimile numbers,  
1664 emergency contact information, any addresses for a home owner



1665 other than as provided for association notice requirements, and  
1666 other personal identifying information of any person, excluding  
1667 the person's name, lot designation, mailing address, and  
1668 property address. Notwithstanding the restrictions in this  
1669 subparagraph, an association may print and distribute to home  
1670 owners a directory containing the name, park address, and  
1671 telephone number of each home owner. However, a home owner may  
1672 exclude his or her telephone number from the directory by so  
1673 requesting in writing to the association. The association is not  
1674 liable for the disclosure of information that is protected under  
1675 this subparagraph if the information is included in an official  
1676 record of the association and is voluntarily provided by a home  
1677 owner and not requested by the association.

1678 3. An electronic security measure that is used by the  
1679 association to safeguard data, including passwords.

1680 4. The software and operating system used by the  
1681 association which allows the manipulation of data, even if the  
1682 home owner owns a copy of the same software used by the  
1683 association. The data is part of the official records of the  
1684 association.

1685 Section 33. Section 723.1255, Florida Statutes, is amended  
1686 to read:

1687 723.1255 Alternative resolution of recall, election, and  
1688 inspection and photocopying of official records disputes.-

1689 (1) A dispute between a mobile home owner and a homeowners'  
1690 association regarding the election and recall of officers or  
1691 directors under s. 723.078(2)(b) or regarding the inspection and  
1692 photocopying of official records under s. 723.079(5) must be  
1693 submitted to mandatory binding arbitration with the division.



1694 The arbitration shall be conducted in accordance with this  
1695 section and the procedural rules adopted by the division.

1696 (2) Each party shall be responsible for paying its own  
1697 attorney fees, expert and investigator fees, and associated  
1698 costs. The cost of the arbitrators shall be divided equally  
1699 between the parties regardless of the outcome.

1700 (3) The division shall adopt procedural rules to govern  
1701 mandatory binding arbitration proceedings ~~The Division of~~  
1702 ~~Florida Condominiums, Timeshares, and Mobile Homes of the~~  
1703 ~~Department of Business and Professional Regulation shall adopt~~  
1704 ~~rules of procedure to govern binding recall arbitration~~  
1705 ~~proceedings.~~

1706 Section 34. For the purpose of incorporating the amendment  
1707 made by this act to section 420.5087, Florida Statutes, in a  
1708 reference thereto, paragraph (i) of subsection (22) of section  
1709 420.507, Florida Statutes, is reenacted to read:

1710 420.507 Powers of the corporation.—The corporation shall  
1711 have all the powers necessary or convenient to carry out and  
1712 effectuate the purposes and provisions of this part, including  
1713 the following powers which are in addition to all other powers  
1714 granted by other provisions of this part:

1715 (22) To develop and administer the State Apartment  
1716 Incentive Loan Program. In developing and administering that  
1717 program, the corporation may:

1718 (i) Establish, by rule, the procedure for competitively  
1719 evaluating and selecting all applications for funding based on  
1720 the criteria set forth in s. 420.5087(6)(c), determining actual  
1721 loan amounts, making and servicing loans, and exercising the  
1722 powers authorized in this subsection.



1723 Section 35. For the purpose of incorporating the amendment  
1724 made by this act to section 420.5095, Florida Statutes, in a  
1725 reference thereto, subsection (2) of section 193.018, Florida  
1726 Statutes, is reenacted to read:

1727 193.018 Land owned by a community land trust used to  
1728 provide affordable housing; assessment; structural improvements,  
1729 condominium parcels, and cooperative parcels.-

1730 (2) A community land trust may convey structural  
1731 improvements, condominium parcels, or cooperative parcels, that  
1732 are located on specific parcels of land that are identified by a  
1733 legal description contained in and subject to a ground lease  
1734 having a term of at least 99 years, for the purpose of providing  
1735 affordable housing to natural persons or families who meet the  
1736 extremely-low-income, very-low-income, low-income, or moderate-  
1737 income limits specified in s. 420.0004, or the income limits for  
1738 workforce housing, as defined in s. 420.5095(3). A community  
1739 land trust shall retain a preemptive option to purchase any  
1740 structural improvements, condominium parcels, or cooperative  
1741 parcels on the land at a price determined by a formula specified  
1742 in the ground lease which is designed to ensure that the  
1743 structural improvements, condominium parcels, or cooperative  
1744 parcels remain affordable.

1745 Section 36. This act shall take effect July 1, 2020.

1746  
1747 ===== T I T L E A M E N D M E N T =====

1748 And the title is amended as follows:

1749 Delete everything before the enacting clause  
1750 and insert:

1751 A bill to be entitled



1752 An act relating to community affairs; amending s.  
1753 125.01055, F.S.; adding linkage fee ordinances as land  
1754 use mechanisms that counties are authorized to adopt  
1755 and maintain; providing that affordable housing  
1756 linkage fee ordinances may require the payment of  
1757 certain fees; authorizing a board of county  
1758 commissioners to approve development of affordable  
1759 housing on any parcel zoned for residential,  
1760 commercial, or industrial use; amending s. 129.03,  
1761 F.S.; revising the information required to be annually  
1762 submitted by county budget officers to the Office of  
1763 Economic and Demographic Research; requiring certain  
1764 information to be included beginning in a specified  
1765 submission; amending s. 163.01, F.S.; amending the  
1766 Florida Interlocal Cooperation Act of 1969 to  
1767 authorize private entities to enter into specified  
1768 loan agreements; authorizing certain bond proceeds to  
1769 be loaned to private entities for specified types of  
1770 projects; providing that such loans are deemed a  
1771 paramount public purpose; amending s. 163.31771, F.S.;  
1772 revising conditions under which local governments are  
1773 authorized to adopt ordinances that allow accessory  
1774 dwelling units in any area zoned for single-family  
1775 residential use; amending s. 163.31801, F.S.;  
1776 requiring counties, municipalities, and special  
1777 districts to include certain data relating to impact  
1778 fees in their annual financial reports; amending s.  
1779 166.04151, F.S.; adding linkage fee ordinances as land  
1780 use mechanisms that municipalities are authorized to



1781 adopt and maintain; providing that affordable housing  
1782 linkage fee ordinances may require the payment of  
1783 certain fees; authorizing governing bodies of  
1784 municipalities to approve the development of  
1785 affordable housing on any parcel zoned for  
1786 residential, commercial, or industrial use; amending  
1787 s. 166.241, F.S.; revising the information required to  
1788 be annually submitted by municipal budget officers to  
1789 the Office of Economic and Demographic Research;  
1790 requiring certain information to be included beginning  
1791 in a specified submission; amending s. 320.77, F.S.;  
1792 revising a certification requirement for mobile home  
1793 dealer applicants relating to the applicant's business  
1794 location; amending s. 320.771, F.S.; exempting certain  
1795 recreational vehicle dealer applicants from a garage  
1796 liability insurance requirement; amending s. 320.822,  
1797 F.S.; revising the definition of the term "code";  
1798 amending s. 320.8232, F.S.; revising applicable  
1799 standards for the repair and remodeling of mobile and  
1800 manufactured homes; amending s. 367.022, F.S.;  
1801 revising an exemption from regulation for certain  
1802 water service resellers; exempting certain mobile home  
1803 park and mobile home subdivision owners from  
1804 regulation by the Florida Public Service Commission  
1805 relating to water and wastewater systems; creating s.  
1806 420.518, F.S.; authorizing the preclusion of an  
1807 applicant or affiliate of an applicant from  
1808 participation in Florida Housing Finance Corporation  
1809 programs under certain conditions; authorizing the



1810 board of directors of the corporation to preclude the  
1811 applicant for a period of time or revoke the  
1812 applicant's funding; requiring that an administrative  
1813 complaint be served before an order is issued;  
1814 authorizing the corporation to suspend certain  
1815 funding, allocations of federal housing credits,  
1816 credit underwriting procedures, or application  
1817 reviews; providing requirements for such suspensions;  
1818 amending s. 420.5087, F.S.; revising the criteria used  
1819 by a review committee when evaluating and selecting  
1820 specified applications for state apartment incentive  
1821 loans; authorizing the corporation to prioritize a  
1822 portion of the State Apartment Incentive Loan funding  
1823 set aside for certain purposes; requiring that such  
1824 funding be used for housing for certain persons in  
1825 foster care or persons aging out of foster care;  
1826 providing requirements for such housing; requiring the  
1827 corporation to consult with the Department of Children  
1828 and Families to create minimum criteria for such  
1829 housing; amending s. 420.5095, F.S.; revising  
1830 legislative findings; renaming the Community Workforce  
1831 Housing Innovation Pilot Program as the Community  
1832 Workforce Housing Loan Program to provide workforce  
1833 housing for persons affected by the high cost of  
1834 housing; revising the definition of the term  
1835 "workforce housing"; deleting the definition of the  
1836 term "public-private partnership"; authorizing the  
1837 corporation to provide loans under the program to  
1838 applicants for construction of workforce housing;





1839 requiring the corporation to establish a certain loan  
1840 application process; deleting provisions requiring the  
1841 corporation to provide incentives for local  
1842 governments to use certain funds; requiring projects  
1843 to receive priority consideration for funding under  
1844 certain circumstances; deleting provisions providing  
1845 for the expedition of local government comprehensive  
1846 plan amendments to implement a program project;  
1847 requiring that the corporation award loans at a  
1848 specified interest rate and for a limited term;  
1849 conforming provisions to changes made by the act;  
1850 deleting a provision authorizing the corporation to  
1851 use a maximum percentage of a specified appropriation  
1852 for administration and compliance; amending s.  
1853 420.531, F.S.; specifying that technical support  
1854 provided to local governments and community-based  
1855 organizations includes implementation of the State  
1856 Apartment Incentive Loan Program; requiring the entity  
1857 providing training and technical assistance to convene  
1858 and administer biannual workshops; providing  
1859 requirements for such workshops; requiring such entity  
1860 to annually compile and submit certain information to  
1861 the Legislature and the corporation by a specified  
1862 date; amending s. 420.9071, F.S.; revising the  
1863 definition of the term "affordable"; amending s.  
1864 420.9075, F.S.; revising requirements for reports  
1865 submitted to the corporation by counties and certain  
1866 municipalities; amending s. 420.9076, F.S.; beginning  
1867 on a specified date, revising the membership of local



1868 affordable housing advisory committees; requiring the  
1869 committees to perform specified duties annually  
1870 instead of triennially; revising duties of the  
1871 committees; requiring locally elected officials  
1872 serving on advisory committees, or their designees, to  
1873 attend biannual regional workshops; providing a  
1874 penalty; amending s. 553.791, F.S.; revising a  
1875 prohibition against auditing certain private providers  
1876 more than a specified number of times per month under  
1877 certain conditions; amending s. 723.011, F.S.;

1878 providing that a mobile home owner may be required to  
1879 install permanent improvements as disclosed in the  
1880 mobile home park prospectus; amending s. 723.012,  
1881 F.S.; requiring a mobile home park owner to amend its  
1882 prospectus under certain circumstances; requiring a  
1883 mobile home park owner to increase shared facilities  
1884 under certain circumstances; providing a requirement  
1885 for the prospectus amendment; prohibiting certain  
1886 costs and expenses from being passed on or passed  
1887 through to existing mobile home owners; amending s.  
1888 723.023, F.S.; revising general obligations for mobile  
1889 home owners; amending s. 723.031, F.S.; revising  
1890 construction relating to a mobile home park owner's  
1891 disclosure of certain taxes and assessments;

1892 prohibiting a mobile home park owner from charging or  
1893 collecting certain taxes or charges in excess of a  
1894 certain amount; amending s. 723.037, F.S.; authorizing  
1895 mobile home park owners to give notice of lot rental  
1896 increases for multiple anniversary dates in one



1897 notice; providing construction; revising a requirement  
1898 for a lot rental negotiation committee; amending s.  
1899 723.041, F.S.; providing that a mobile home park  
1900 damaged or destroyed due to natural force may be  
1901 rebuilt with the same density as previously approved,  
1902 permitted, and built; providing construction; amending  
1903 s. 723.042, F.S.; revising conditions under which a  
1904 person is required by a mobile home park owner or  
1905 developer to provide improvements as a condition of  
1906 residence in a mobile home park; amending s. 723.059,  
1907 F.S.; authorizing certain mobile home purchasers to  
1908 assume the seller's prospectus; authorizing a mobile  
1909 home park owner to offer a purchaser any approved  
1910 prospectus; amending s. 723.061, F.S.; revising  
1911 requirements related to the provision of eviction  
1912 notices by mobile home park owners to specified  
1913 entities; specifying the waiver and nonwaiver of  
1914 certain rights of mobile home park owners under  
1915 certain circumstances; requiring the accounting at  
1916 final hearing of rents received; amending s. 723.076,  
1917 F.S.; providing a notice requirement for homeowners'  
1918 associations to mobile home park owners after the  
1919 election or appointment of new officers or board  
1920 members; amending s. 723.078, F.S.; revising  
1921 requirements for homeowners' association board  
1922 elections and ballots; requiring an impartial  
1923 committee to be responsible for overseeing the  
1924 election process and complying with ballot  
1925 requirements; defining the term "impartial committee";



1926 requiring that association bylaws provide a method for  
1927 determining the winner of an election under certain  
1928 circumstances; requiring the division to adopt  
1929 procedural rules; revising the types of meetings that  
1930 are not required to be open to members; providing an  
1931 exception to a requirement for an officer of an  
1932 association to provide an affidavit affirming certain  
1933 information; authorizing meeting notices to be  
1934 provided by electronic means; providing that the  
1935 minutes of certain board and committee meetings are  
1936 privileged and confidential; conforming provisions to  
1937 changes made by the act; amending s. 723.079, F.S.;  
1938 revising homeowners' association recordkeeping  
1939 requirements; revising the timeframes during which  
1940 certain records are required to be retained and be  
1941 made available for inspection or photocopying;  
1942 limiting the amount of damages for which an  
1943 association is liable when a member is denied access  
1944 to official records; requiring that certain disputes  
1945 be submitted to mandatory binding arbitration with the  
1946 division; providing requirements for such arbitration;  
1947 amending s. 723.1255, F.S.; requiring that certain  
1948 disputes be submitted to mandatory binding arbitration  
1949 with the division; providing requirements for such  
1950 arbitration and responsibility for fees and costs;  
1951 requiring the division to adopt procedural rules;  
1952 reenacting s. 420.507(22)(i), F.S., relating to powers  
1953 of the Florida Housing Finance Corporation, to  
1954 incorporate the amendment made to s. 420.5087, F.S.,



1955 in a reference thereto; reenacting s. 193.018(2),  
1956 F.S., relating to land owned by a community land trust  
1957 used to provide affordable housing, to incorporate the  
1958 amendment made to s. 420.5095, F.S., in a reference  
1959 thereto; providing an effective date.