



385228

LEGISLATIVE ACTION

Senate	.	House
Comm: RS	.	
03/04/2020	.	
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The Committee on Appropriations (Hutson) recommended the following:

- 1           **Senate Amendment (with title amendment)**
- 2
- 3           Delete lines 201 - 1257
- 4           and insert:
- 5           Section 2. Paragraph (d) of subsection (3) of section
- 6           129.03, Florida Statutes, is amended to read:
- 7           129.03 Preparation and adoption of budget.—
- 8           (3) The county budget officer, after tentatively



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9   ascertaining the proposed fiscal policies of the board for the  
10 next fiscal year, shall prepare and present to the board a  
11 tentative budget for the next fiscal year for each of the funds  
12 provided in this chapter, including all estimated receipts,  
13 taxes to be levied, and balances expected to be brought forward  
14 and all estimated expenditures, reserves, and balances to be  
15 carried over at the end of the year.

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

21           1. Government spending per resident, including, at a  
22 minimum, the spending per resident for the previous 5 fiscal  
23 years.

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

26           3. Median income within the county.

27           4. The average county employee salary.

28           5. Percent of budget spent on salaries and benefits for  
29 county employees.

30           6. Number of special taxing districts, wholly or partially,  
31 within the county.

32           7. Annual county expenditures providing for the financing,  
33 acquisition, construction, reconstruction, or rehabilitation of  
34 housing that is affordable, as that term is defined in s.  
35 420.0004. The reported expenditures must indicate the source of  
36 such funds as "federal," "state," "local," or "other," as  
37 applicable. The information required by this subparagraph must



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38 be included in the submission due by October 15, 2020, and each  
39 annual submission thereafter.

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

42 163.31771 Accessory dwelling units.—

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

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

54 Section 4. Subsection (10) is added to section 163.31801,  
55 Florida Statutes, to read:

56 163.31801 Impact fees; short title; intent; minimum  
57 requirements; audits; challenges.—

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

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

65 (b) The impact fee schedule policy describing the method of  
66 calculating impact fees, such as flat fees, tiered scales based



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67 on number of bedrooms, or tiered scales based on square footage.

68 (c) The amount assessed for each purpose and for each type  
69 of dwelling.

70 (d) The total amount of impact fees charged by type of  
71 dwelling.

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

74 Section 5. Subsection (4) is added to section 166.04151,  
75 Florida Statutes, to read:

76 166.04151 Affordable housing.—

77 (4) Notwithstanding any other law or local ordinance or  
78 regulation to the contrary, the governing body of a municipality  
79 may approve the development of housing that is affordable, as  
80 defined in s. 420.0004, on any parcel zoned for residential,  
81 commercial, or industrial use.

82 Section 6. Paragraph (g) is added to subsection (4) of  
83 section 166.241, Florida Statutes, to read:

84 166.241 Fiscal years, budgets, and budget amendments.—

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

90 (g) Annual municipal expenditures providing for the  
91 financing, acquisition, construction, reconstruction, or  
92 rehabilitation of housing that is affordable, as that term is  
93 defined in s. 420.0004. The reported expenditures must indicate  
94 the source of such funds as "federal," "state," "local," or  
95 "other," as applicable. This information must be included in the



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96 submission due by October 15, 2020, and each annual submission  
97 thereafter.

98 Section 7. Paragraph (h) of subsection (3) of section  
99 320.77, Florida Statutes, is amended to read:

100 320.77 License required of mobile home dealers.-

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

105 (h) Certification by the applicant:

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

108 2. Except in the case of a mobile home broker, that the  
109 location affords sufficient ~~unoccupied~~ space to display ~~store~~  
110 ~~all mobile homes offered and displayed~~ for sale. A space to  
111 display a manufactured home as a model home is sufficient to  
112 satisfy this requirement. ~~;~~ ~~and that~~ The location must be ~~is~~ a  
113 suitable place in which the applicant can in good faith carry on  
114 business and keep and maintain books, records, and files  
115 necessary to conduct such business, which must ~~will~~ be available  
116 at all reasonable hours to inspection by the department or any  
117 of its inspectors or other employees.

118  
119 This paragraph does ~~subsection shall~~ not preclude a licensed  
120 mobile home dealer from displaying and offering for sale mobile  
121 homes in a mobile home park.

122  
123 The department shall, if it deems necessary, cause an  
124 investigation to be made to ascertain if the facts set forth in



125 the application are true and shall not issue a license to the  
126 applicant until it is satisfied that the facts set forth in the  
127 application are true.

128 Section 8. Paragraph (j) of subsection (3) of section  
129 320.771, Florida Statutes, is amended to read:

130 320.771 License required of recreational vehicle dealers.-

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

135 (j) A statement that the applicant is insured under a  
136 garage liability insurance policy, which shall include, at a  
137 minimum, \$25,000 combined single-limit liability coverage,  
138 including bodily injury and property damage protection, and  
139 \$10,000 personal injury protection, if the applicant is to be  
140 licensed as a dealer in, or intends to sell, recreational  
141 vehicles. However, a garage liability policy is not required for  
142 the licensure of a mobile home dealer who sells only park  
143 trailers.

144  
145 The department shall, if it deems necessary, cause an  
146 investigation to be made to ascertain if the facts set forth in  
147 the application are true and shall not issue a license to the  
148 applicant until it is satisfied that the facts set forth in the  
149 application are true.

150 Section 9. Paragraph (c) of subsection (2) of section  
151 320.822, Florida Statutes, is amended to read:

152 320.822 Definitions; ss. 320.822-320.862.-In construing ss.  
153 320.822-320.862, unless the context otherwise requires, the



154 following words or phrases have the following meanings:  
155 (2) "Code" means the appropriate standards found in:  
156 (c) The Mobile and Manufactured Home Repair and Remodeling  
157 Code and the Used Recreational Vehicle Code.

158 Section 10. Subsection (2) of section 320.8232, Florida  
159 Statutes, is amended to read:

160 320.8232 Establishment of uniform standards for used  
161 recreational vehicles and repair and remodeling code for mobile  
162 homes.—

163 (2) The Mobile and Manufactured Home ~~provisions of the~~  
164 Repair and Remodeling Code must be a uniform code, must shall  
165 ensure safe and livable housing, and may shall not be more  
166 stringent than those standards required to be met in the  
167 manufacture of mobile homes. Such code must provisions shall  
168 include, ~~but not be limited to,~~ standards for structural  
169 adequacy, plumbing, heating, electrical systems, and fire and  
170 life safety. All repairs and remodeling of mobile and  
171 manufactured homes must be performed in accordance with  
172 department rules.

173 Section 11. Subsection (9) of section 367.022, Florida  
174 Statutes, is amended, and subsection (14) is added to that  
175 section, to read:

176 367.022 Exemptions.—The following are not subject to  
177 regulation by the commission as a utility nor are they subject  
178 to the provisions of this chapter, except as expressly provided:

179 (9) Any person who resells water service to his or her  
180 tenants or to individually metered residents for a fee that does  
181 not exceed the actual purchase price of the water and wastewater  
182 service plus the actual cost of meter reading and billing, not



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183 to exceed 9 percent of the actual cost of service.

184 (14) The owner of a mobile home park operating both as a  
185 mobile home park and a mobile home subdivision, as those terms  
186 are defined in s. 723.003, who provides service within the park  
187 and subdivision to a combination of both tenants and lot owners,  
188 provided that the service to tenants is without specific  
189 compensation.

190 Section 12. Section 420.518, Florida Statutes, is created  
191 to read:

192 420.518 Fraudulent or material misrepresentation.—

193 (1) An applicant or affiliate of an applicant may be  
194 precluded from participation in any corporation program if the  
195 applicant or affiliate of the applicant has:

196 1. Made a material misrepresentation or engaged in  
197 fraudulent actions in connection with any corporation program.

198 2. Been convicted or found guilty of, or entered a plea of  
199 guilty or nolo contendere to, regardless of adjudication, a  
200 crime in any jurisdiction which directly relates to the  
201 financing, construction, or management of affordable housing or  
202 the fraudulent procurement of state or federal funds. The record  
203 of a conviction certified or authenticated in such form as to be  
204 admissible in evidence under the laws of the state shall be  
205 admissible as prima facie evidence of such guilt.

206 3. Been excluded from any federal funding program related  
207 to the provision of housing.

208 4. Been excluded from any Florida procurement programs.

209 5. Offered or given consideration, other than the  
210 consideration to provide affordable housing, with respect to a  
211 local contribution.





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212       6. Demonstrated a pattern of noncompliance and a failure to  
213 correct any such noncompliance after notice from the corporation  
214 in the construction, operation, or management of one or more  
215 developments funded through a corporation program.

216       (2) Upon a determination by the board of directors of the  
217 corporation that an applicant or affiliate of the applicant be  
218 precluded from participation in any corporation program, the  
219 board may issue an order taking any or all of the following  
220 actions:

221       (a) Preclude such applicant or affiliate from applying for  
222 funding from any corporation program for a specified period. The  
223 period may be a specified period of time or permanent in nature.  
224 With regard to establishing the duration, the board shall  
225 consider the facts and circumstances, inclusive of the  
226 compliance history of the applicant or affiliate of the  
227 applicant, the type of action under subsection (1), and the  
228 degree of harm to the corporation's programs that has been or  
229 may be done.

230       (b) Revoke any funding previously awarded by the  
231 corporation for any development for which construction or  
232 rehabilitation has not commenced.

233       (3) Before any order issued under this section can be  
234 final, an administrative complaint must be served on the  
235 applicant, affiliate of the applicant, or its registered agent  
236 that provides notification of findings of the board, the  
237 intended action, and the opportunity to request a proceeding  
238 pursuant to ss. 120.569 and 120.57.

239       (4) Any funding, allocation of federal housing credits,  
240 credit underwriting procedures, or application review for any



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241 development for which construction or rehabilitation has not  
242 commenced may be suspended by the corporation upon the service  
243 of an administrative complaint on the applicant, affiliate of  
244 the applicant, or its registered agent. The suspension shall be  
245 effective from the date the administrative complaint is served  
246 until an order issued by the corporation in regard to that  
247 complaint becomes final.

248 Section 13. Paragraph (c) of subsection (6) of section  
249 420.5087, Florida Statutes, is amended, and subsection (10) is  
250 added to that section, to read:

251 420.5087 State Apartment Incentive Loan Program.—There is  
252 hereby created the State Apartment Incentive Loan Program for  
253 the purpose of providing first, second, or other subordinated  
254 mortgage loans or loan guarantees to sponsors, including for-  
255 profit, nonprofit, and public entities, to provide housing  
256 affordable to very-low-income persons.

257 (6) On all state apartment incentive loans, except loans  
258 made to housing communities for the elderly to provide for  
259 lifesafety, building preservation, health, sanitation, or  
260 security-related repairs or improvements, the following  
261 provisions shall apply:

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

266 1. Tenant income and demographic targeting objectives of  
267 the corporation.

268 2. Targeting objectives of the corporation which will  
269 ensure an equitable distribution of loans between rural and



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270 urban areas.

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

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

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

279 b. Forty percent of the units in the project for persons or  
280 families who have incomes that do not exceed 60 percent of the  
281 state or local median income, whichever is higher, without  
282 requiring a greater amount of the loans as provided in this  
283 section.

284 5. Provision for tenant counseling.

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

287 7. Projects requiring the least amount of a state apartment  
288 incentive loan compared to overall project cost, except that the  
289 share of the loan attributable to units serving extremely-low-  
290 income persons must be excluded from this requirement.

291 8. Local government contributions and local government  
292 comprehensive planning and activities that promote affordable  
293 housing and policies that promote access to public  
294 transportation, reduce the need for onsite parking, and expedite  
295 permits for affordable housing projects.

296 9. Project feasibility.

297 10. Economic viability of the project.

298 11. Commitment of first mortgage financing.



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- 299 12. Sponsor's prior experience.
- 300 13. Sponsor's ability to proceed with construction.
- 301 14. Projects that directly implement or assist welfare-to-
- 302 work transitioning.
- 303 15. Projects that reserve units for extremely-low-income
- 304 persons.
- 305 16. Projects that include green building principles, storm-
- 306 resistant construction, or other elements that reduce long-term
- 307 costs relating to maintenance, utilities, or insurance.
- 308 17. Job-creation rate of the developer and general
- 309 contractor, as provided in s. 420.507(47).
- 310 (10) The corporation may prioritize a portion of the
- 311 program funds set aside under paragraph (3)(d) for persons with
- 312 special needs as defined in s. 420.0004(13) to provide funding
- 313 for the development of newly constructed permanent rental
- 314 housing on a campus that provides housing for persons in foster
- 315 care or persons aging out of foster care pursuant to s.
- 316 409.1451. Such housing shall promote and facilitate access to
- 317 community-based supportive, educational, and employment services
- 318 and resources that assist persons aging out of foster care to
- 319 successfully transition to independent living and adulthood. The
- 320 corporation must consult with the Department of Children and
- 321 Families to create minimum criteria for such housing.
- 322 Section 14. Section 420.5095, Florida Statutes, is amended
- 323 to read:
- 324 420.5095 Community Workforce Housing Loan Innovation Pilot
- 325 Program.—
- 326 (1) The Legislature finds and declares that recent rapid
- 327 increases in the median purchase price of a home and the cost of



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328 rental housing have far outstripped the increases in median  
329 income in the state, ~~preventing essential services personnel~~  
330 ~~from living in the communities where they serve and thereby~~  
331 creating the need for innovative solutions for the provision of  
332 housing opportunities ~~for essential services personnel.~~

333 (2) The Community Workforce Housing Loan Innovation Pilot  
334 Program is created to provide ~~affordable rental and home~~  
335 ~~ownership community~~ workforce housing for persons ~~essential~~  
336 ~~services personnel~~ affected by the high cost of housing, ~~using~~  
337 ~~regulatory incentives and state and local funds to promote local~~  
338 ~~public-private partnerships and leverage government and private~~  
339 ~~resources.~~

340 (3) For purposes of this section, the term:

341 ~~(a)~~ "workforce housing" means housing affordable to natural  
342 persons or families whose total annual household income does not  
343 exceed 80 ~~140~~ percent of the area median income, adjusted for  
344 household size, or 120 ~~150~~ percent of area median income,  
345 adjusted for household size, in areas of critical state concern  
346 designated under s. 380.05, for which the Legislature has  
347 declared its intent to provide affordable housing, and areas  
348 that were designated as areas of critical state concern for at  
349 least 20 consecutive years before ~~prior to~~ removal of the  
350 designation.

351 ~~(b)~~ "Public-private partnership" means ~~any form of business~~  
352 ~~entity that includes substantial involvement of at least one~~  
353 ~~county, one municipality, or one public sector entity, such as a~~  
354 ~~school district or other unit of local government in which the~~  
355 ~~project is to be located, and at least one private sector for-~~  
356 ~~profit or not-for-profit business or charitable entity, and may~~



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357 ~~be any form of business entity, including a joint venture or~~  
358 ~~contractual agreement.~~

359 (4) The Florida Housing Finance Corporation is authorized  
360 to provide loans under the ~~Community Workforce Housing~~  
361 ~~Innovation Pilot~~ program loans to applicants ~~an applicant~~ for  
362 construction ~~or rehabilitation~~ of workforce housing ~~in eligible~~  
363 areas. ~~This funding is intended to be used with other public and~~  
364 ~~private sector resources.~~

365 (5) The corporation shall establish a loan application  
366 process under s. 420.5087 ~~by rule which includes selection~~  
367 ~~criteria, an application review process, and a funding process.~~  
368 ~~The corporation shall also establish an application review~~  
369 ~~committee that may include up to three private citizens~~  
370 ~~representing the areas of housing or real estate development,~~  
371 ~~banking, community planning, or other areas related to the~~  
372 ~~development or financing of workforce and affordable housing.~~

373 ~~(a) The selection criteria and application review process~~  
374 ~~must include a procedure for curing errors in the loan~~  
375 ~~applications which do not make a substantial change to the~~  
376 ~~proposed project.~~

377 ~~(b) To achieve the goals of the pilot program, the~~  
378 ~~application review committee may approve or reject loan~~  
379 ~~applications or responses to questions raised during the review~~  
380 ~~of an application due to the insufficiency of information~~  
381 ~~provided.~~

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

385 ~~(d) The board of directors shall approve or reject loan~~



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386 ~~applications, determine the tentative loan amount available to~~  
387 ~~each applicant, and rank all approved applications.~~

388 ~~(c) The board of directors shall decide which approved~~  
389 ~~applicants will become program participants and determine the~~  
390 ~~maximum loan amount for each program participant.~~

391 ~~(6) The corporation shall provide incentives for local~~  
392 ~~governments in eligible areas to use local affordable housing~~  
393 ~~funds, such as those from the State Housing Initiatives~~  
394 ~~Partnership Program, to assist in meeting the affordable housing~~  
395 ~~needs of persons eligible under this program. Local governments~~  
396 ~~are authorized to use State Housing Initiative Partnership~~  
397 ~~Program funds for persons or families whose total annual~~  
398 ~~household income does not exceed:~~

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

401 ~~(b) One hundred and fifty percent of the area median~~  
402 ~~income, adjusted for household size, in areas that were~~  
403 ~~designated as areas of critical state concern for at least 20~~  
404 ~~consecutive years prior to the removal of the designation and in~~  
405 ~~areas of critical state concern, designated under s. 380.05, for~~  
406 ~~which the Legislature has declared its intent to provide~~  
407 ~~affordable housing.~~

408 ~~(7) Funding shall be targeted to innovative projects in~~  
409 ~~areas where the disparity between the area median income and the~~  
410 ~~median sales price for a single-family home is greatest, and~~  
411 ~~where population growth as a percentage rate of increase is~~  
412 ~~greatest. The corporation may also fund projects in areas where~~  
413 ~~innovative regulatory and financial incentives are made~~  
414 ~~available. The corporation shall fund at least one eligible~~



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415 ~~project in as many counties and regions of the state as is~~  
416 ~~practicable, consistent with program goals.~~

417 ~~(6)(8) Projects must be given shall receive priority~~  
418 ~~consideration for funding if where:~~

419 ~~(a) the local jurisdiction has adopted, or is committed to~~  
420 ~~adopting, appropriate regulatory incentives, ~~or the local~~~~  
421 ~~jurisdiction or public-private partnership has adopted or is~~  
422 ~~committed to adopting local contributions or financial~~  
423 ~~strategies, or other funding sources to promote the development~~  
424 ~~and ongoing financial viability of such projects. Local~~  
425 ~~incentives include such actions as expediting review of~~  
426 ~~development orders and permits, supporting development near~~  
427 ~~transportation hubs and major employment centers, and adopting~~  
428 ~~land development regulations designed to allow flexibility in~~  
429 ~~densities, use of accessory units, mixed-use developments, and~~  
430 ~~flexible lot configurations. Financial strategies include such~~  
431 ~~actions as promoting employer-assisted housing programs,~~  
432 ~~providing tax increment financing, and providing land.~~

433 ~~(b) Projects are innovative and include new construction or~~  
434 ~~rehabilitation; mixed-income housing; commercial and housing~~  
435 ~~mixed-use elements; innovative design; green building~~  
436 ~~principles; storm-resistant construction; or other elements that~~  
437 ~~reduce long-term costs relating to maintenance, utilities, or~~  
438 ~~insurance and promote homeownership. The program funding may not~~  
439 ~~exceed the costs attributable to the portion of the project that~~  
440 ~~is set aside to provide housing for the targeted population.~~

441 ~~(c) Projects that set aside at least 80 percent of units~~  
442 ~~for workforce housing and at least 50 percent for essential~~  
443 ~~services personnel and for projects that require the least~~





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444 ~~amount of program funding compared to the overall housing costs~~  
445 ~~for the project.~~

446 ~~(9) Notwithstanding s. 163.3184(4)(b)-(d), any local~~  
447 ~~government comprehensive plan amendment to implement a Community~~  
448 ~~Workforce Housing Innovation Pilot Program project found~~  
449 ~~consistent with this section shall be expedited as provided in~~  
450 ~~this subsection. At least 30 days prior to adopting a plan~~  
451 ~~amendment under this subsection, the local government shall~~  
452 ~~notify the state land planning agency of its intent to adopt~~  
453 ~~such an amendment, and the notice shall include its evaluation~~  
454 ~~related to site suitability and availability of facilities and~~  
455 ~~services. The public notice of the hearing required by s.~~  
456 ~~163.3184(11)(b)2. shall include a statement that the local~~  
457 ~~government intends to use the expedited adoption process~~  
458 ~~authorized by this subsection. Such amendments shall require~~  
459 ~~only a single public hearing before the governing board, which~~  
460 ~~shall be an adoption hearing as described in s. 163.3184(4)(c).~~  
461 ~~Any further proceedings shall be governed by s. 163.3184(5)-~~  
462 ~~(13).~~

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

466 ~~(7)(11) The corporation shall award loans with a 1 interest~~  
467 ~~rates set at 1 to 3 percent interest rate for a term that does~~  
468 ~~not exceed 15 years, which may be made forgivable when long term~~  
469 ~~affordability is provided and when at least 80 percent of the~~  
470 ~~units are set aside for workforce housing and at least 50~~  
471 ~~percent of the units are set aside for essential services~~  
472 ~~personnel.~~



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473           ~~(12) All eligible applications shall:~~  
474           ~~(a) For home ownership, limit the sales price of a detached~~  
475 ~~unit, townhome, or condominium unit to not more than 90 percent~~  
476 ~~of the median sales price for that type of unit in that county,~~  
477 ~~or the statewide median sales price for that type of unit,~~  
478 ~~whichever is higher, and require that all eligible purchasers of~~  
479 ~~home ownership units occupy the homes as their primary~~  
480 ~~residence.~~  
481           ~~(b) For rental units, restrict rents for all workforce~~  
482 ~~housing serving those with incomes at or below 120 percent of~~  
483 ~~area median income at the appropriate income level using the~~  
484 ~~restricted rents for the federal low-income housing tax credit~~  
485 ~~program and, for workforce housing units serving those with~~  
486 ~~incomes above 120 percent of area median income, restrict rents~~  
487 ~~to those established by the corporation, not to exceed 30~~  
488 ~~percent of the maximum household income adjusted to unit size.~~  
489           ~~(c) Demonstrate that the applicant is a public-private~~  
490 ~~partnership in an agreement, contract, partnership agreement,~~  
491 ~~memorandum of understanding, or other written instrument signed~~  
492 ~~by all the project partners.~~  
493           ~~(d) Have grants, donations of land, or contributions from~~  
494 ~~the public-private partnership or other sources collectively~~  
495 ~~totaling at least 10 percent of the total development cost or \$2~~  
496 ~~million, whichever is less. Such grants, donations of land, or~~  
497 ~~contributions must be evidenced by a letter of commitment,~~  
498 ~~agreement, contract, deed, memorandum of understanding, or other~~  
499 ~~written instrument at the time of application. Grants, donations~~  
500 ~~of land, or contributions in excess of 10 percent of the~~  
501 ~~development cost shall increase the application score.~~



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502           ~~(e) Demonstrate how the applicant will use the regulatory~~  
503 ~~incentives and financial strategies outlined in subsection (8)~~  
504 ~~from the local jurisdiction in which the proposed project is to~~  
505 ~~be located. The corporation may consult with the Department of~~  
506 ~~Economic Opportunity in evaluating the use of regulatory~~  
507 ~~incentives by applicants.~~

508           ~~(f) Demonstrate that the applicant possesses title to or~~  
509 ~~site control of land and evidences availability of required~~  
510 ~~infrastructure.~~

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

513           ~~(h) Provide any research or facts available supporting the~~  
514 ~~demand and need for rental or home ownership workforce housing~~  
515 ~~for eligible persons in the market in which the project is~~  
516 ~~proposed.~~

517           ~~(13) Projects may include manufactured housing constructed~~  
518 ~~after June 1994 and installed in accordance with mobile home~~  
519 ~~installation standards of the Department of Highway Safety and~~  
520 ~~Motor Vehicles.~~

521           ~~(8)~~(14) The corporation may adopt rules pursuant to ss.  
522 120.536(1) and 120.54 to implement this section.

523           ~~(15) The corporation may use a maximum of 2 percent of the~~  
524 ~~annual program appropriation for administration and compliance~~  
525 ~~monitoring.~~

526           ~~(16) The corporation shall review the success of the~~  
527 ~~Community Workforce Housing Innovation Pilot Program to~~  
528 ~~ascertain whether the projects financed by the program are~~  
529 ~~useful in meeting the housing needs of eligible areas and shall~~  
530 ~~include its findings in the annual report required under s.~~



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531 ~~420.511(3).~~

532 Section 15. Section 420.531, Florida Statutes, is amended  
533 to read:

534 420.531 Affordable Housing Catalyst Program.—

535 (1) The corporation shall operate the Affordable Housing  
536 Catalyst Program for the purpose of securing the expertise  
537 necessary to provide specialized technical support to local  
538 governments and community-based organizations to implement the  
539 HOME Investment Partnership Program, State Apartment Incentive  
540 Loan Program, State Housing Initiatives Partnership Program, and  
541 other affordable housing programs. To the maximum extent  
542 feasible, the entity to provide the necessary expertise must be  
543 recognized by the Internal Revenue Service as a nonprofit tax-  
544 exempt organization. It must have as its primary mission the  
545 provision of affordable housing training and technical  
546 assistance, an ability to provide training and technical  
547 assistance statewide, and a proven track record of successfully  
548 providing training and technical assistance under the Affordable  
549 Housing Catalyst Program. The technical support shall, at a  
550 minimum, include training relating to the following key elements  
551 of the partnership programs:

552 (a)~~(1)~~ Formation of local and regional housing partnerships  
553 as a means of bringing together resources to provide affordable  
554 housing.

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

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

559 (d)~~(4)~~ Compliance with requirements of federally funded



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560 housing programs.

561 (2) In consultation with the corporation, the entity  
562 providing statewide training and technical assistance shall  
563 convene and administer biannual, regional workshops for the  
564 locally elected officials serving on affordable housing advisory  
565 committees as provided in s. 420.9076. The regional workshops  
566 may be conducted through teleconferencing or other technological  
567 means and must include processes and programming that facilitate  
568 peer-to-peer identification and sharing of best affordable  
569 housing practices among the locally elected officials. Annually,  
570 calendar year reports summarizing the deliberations, actions,  
571 and recommendations of each region, as well as the attendance  
572 records of locally elected officials, must be compiled by the  
573 entity providing statewide training and technical assistance for  
574 the Affordable Housing Catalyst Program and must be submitted to  
575 the President of the Senate, the Speaker of the House of  
576 Representatives, and the corporation by March 31 of the  
577 following year.

578 Section 16. Paragraph (j) is added to subsection (10) of  
579 section 420.9075, Florida Statutes, to read:

580 420.9075 Local housing assistance plans; partnerships.—

581 (10) Each county or eligible municipality shall submit to  
582 the corporation by September 15 of each year a report of its  
583 affordable housing programs and accomplishments through June 30  
584 immediately preceding submittal of the report. The report shall  
585 be certified as accurate and complete by the local government's  
586 chief elected official or his or her designee. Transmittal of  
587 the annual report by a county's or eligible municipality's chief  
588 elected official, or his or her designee, certifies that the



589 local housing incentive strategies, or, if applicable, the local  
590 housing incentive plan, have been implemented or are in the  
591 process of being implemented pursuant to the adopted schedule  
592 for implementation. The report must include, but is not limited  
593 to:

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

596 Section 17. Subsections (2) and (4) of section 420.9076,  
597 Florida Statutes, are amended, and subsection (10) is added to  
598 that section, to read:

599 420.9076 Adoption of affordable housing incentive  
600 strategies; committees.—

601 (2) The governing board of a county or municipality shall  
602 appoint the members of the affordable housing advisory  
603 committee. Pursuant to the terms of any interlocal agreement, a  
604 county and municipality may create and jointly appoint an  
605 advisory committee. The local action adopted pursuant to s.  
606 420.9072 which creates the advisory committee and appoints the  
607 advisory committee members must name at least 8 but not more  
608 than 11 committee members and specify their terms. Effective  
609 October 1, 2020, the committee must consist of one locally  
610 elected official from each county or municipality participating  
611 in the State Housing Initiatives Partnership Program and one  
612 representative from at least six of the categories below:

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

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

617 (c) A citizen who is a representative of those areas of



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618 labor actively engaged in home building in connection with  
619 affordable housing.

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

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

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

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

628 (h) A citizen who actively serves on the local planning  
629 agency pursuant to s. 163.3174. If the local planning agency is  
630 comprised of the governing board of the county or municipality,  
631 the governing board may appoint a designee who is knowledgeable  
632 in the local planning process.

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

635 (j) A citizen who represents employers within the  
636 jurisdiction.

637 (k) A citizen who represents essential services personnel,  
638 as defined in the local housing assistance plan.

639 (4) Annually ~~Triennially~~, the advisory committee shall  
640 review the established policies and procedures, ordinances, land  
641 development regulations, and adopted local government  
642 comprehensive plan of the appointing local government and shall  
643 recommend specific actions or initiatives to encourage or  
644 facilitate affordable housing while protecting the ability of  
645 the property to appreciate in value. The recommendations may  
646 include the modification or repeal of existing policies,



647 procedures, ordinances, regulations, or plan provisions; the  
648 creation of exceptions applicable to affordable housing; or the  
649 adoption of new policies, procedures, regulations, ordinances,  
650 or plan provisions, including recommendations to amend the local  
651 government comprehensive plan and corresponding regulations,  
652 ordinances, and other policies. At a minimum, each advisory  
653 committee shall submit an annual ~~a~~ report to the local governing  
654 body and to the entity providing statewide training and  
655 technical assistance for the Affordable Housing Catalyst Program  
656 which ~~that~~ includes recommendations on, ~~and triennially~~  
657 ~~thereafter evaluates~~ the implementation of, ~~7~~ affordable housing  
658 incentives in the following areas:

659 (a) The processing of approvals of development orders or  
660 permits for affordable housing projects is expedited to a  
661 greater degree than other projects, as provided in s.  
662 163.3177(6)(f)3.

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

667 (c) The allowance of flexibility in densities for  
668 affordable housing.

669 (d) The reservation of infrastructure capacity for housing  
670 for very-low-income persons, low-income persons, and moderate-  
671 income persons.

672 (e) ~~The allowance of~~ Affordable accessory residential units  
673 ~~in residential zoning districts.~~

674 (f) The reduction of parking and setback requirements for  
675 affordable housing.





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676 (g) The allowance of flexible lot configurations, including  
677 zero-lot-line configurations for affordable housing.

678 (h) The modification of street requirements for affordable  
679 housing.

680 (i) The establishment of a process by which a local  
681 government considers, before adoption, policies, procedures,  
682 ordinances, regulations, or plan provisions that increase the  
683 cost of housing.

684 (j) The preparation of a printed inventory of locally owned  
685 public lands suitable for affordable housing.

686 (k) The support of development near transportation hubs and  
687 major employment centers and mixed-use developments.

688  
689 The advisory committee recommendations may also include other  
690 affordable housing incentives identified by the advisory  
691 committee. Local governments that receive the minimum allocation  
692 under the State Housing Initiatives Partnership Program shall  
693 perform an ~~the~~ initial review but may elect to not perform the  
694 annual ~~triennial~~ review.

695 (10) The locally elected official serving on an advisory  
696 committee, or a locally elected designee, must attend biannual  
697 regional workshops convened and administered under the  
698 Affordable Housing Catalyst Program as provided in s.  
699 420.531(2). If the locally elected official or a locally elected  
700 designee fails to attend three consecutive regional workshops,  
701 the corporation may withhold funds pending the person's  
702 attendance at the next regularly scheduled biannual meeting.

703 Section 18. Section 423.02, Florida Statutes, is amended to  
704 read:



705           423.02 Housing projects exempted from taxes and  
706 assessments; payments in lieu thereof.—The housing projects,  
707 including all property of housing authorities used for or in  
708 connection therewith or appurtenant thereto, of housing  
709 authorities, or their nonprofit instrumentalities as authorized  
710 by s. 421.08(8), shall be exempt from all taxes and special  
711 assessments of the state or any city, town, county, or political  
712 subdivision of the state, provided, however, that in lieu of  
713 such taxes or special assessments, a housing authority or its  
714 nonprofit instrumentality may agree to make payments to any  
715 city, town, county, or political subdivision of the state for  
716 services, improvements, or facilities furnished by such city,  
717 town, county, or political subdivision for the benefit of a  
718 housing project owned by the housing authority or its nonprofit  
719 instrumentality, but in no event shall such payments exceed the  
720 estimated cost to such city, town, county, or political  
721 subdivision of the services, improvements, or facilities to be  
722 so furnished. A city, town, county, or political subdivision of  
723 the state may not rename, modify terminology, or otherwise  
724 change a tax or assessment with the intent to circumvent the  
725 exemption provided under this section, which must be interpreted  
726 broadly to protect housing authorities or their nonprofit  
727 instrumentalities from taxation or assessment.

728           Section 19. Subsection (4) of section 723.011, Florida  
729 Statutes, is amended to read:

730           723.011 Disclosure prior to rental of a mobile home lot;  
731 prospectus, filing, approval.—

732           (4) With regard to a tenancy in existence on the effective  
733 date of this chapter, the prospectus or offering circular



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734 offered by the mobile home park owner must ~~shall~~ contain the  
735 same terms and conditions as rental agreements offered to all  
736 other mobile home owners residing in the park on the effective  
737 date of this act, excepting only rent variations based upon lot  
738 location and size, and may ~~shall~~ not require any mobile home  
739 owner to install any permanent improvements, except that the  
740 mobile home owner may be required to install permanent  
741 improvements to the mobile home as disclosed in the prospectus.

742 Section 20. Subsection (5) of section 723.012, Florida  
743 Statutes, is amended to read:

744 723.012 Prospectus or offering circular.—The prospectus or  
745 offering circular, which is required to be provided by s.  
746 723.011, must contain the following information:

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

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

753 (b) Each swimming pool, as to its general location,  
754 approximate size and depths, and approximate deck size and  
755 capacity and whether heated.

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

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

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

762 (f) A statement as to whether all improvements are complete



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763 and, if not, their estimated completion dates.

764

765 If a mobile home park owner intends to include additional  
766 property and mobile home lots and to increase the number of lots  
767 that will use the shared facilities of the park, the mobile home  
768 park owner must amend the prospectus to disclose such additions.

769 If the number of mobile home lots in the park increases by more  
770 than 15 percent of the total number of lots in the original  
771 prospectus, the mobile home park owner must reasonably offset  
772 the impact of the additional lots by increasing the shared  
773 facilities. The amendment to the prospectus must include a  
774 reasonable timeframe for providing the required additional  
775 shared facilities. The costs and expenses necessary to increase  
776 the shared facilities may not be passed on or passed through to  
777 the existing mobile home owners.

778 Section 21. Section 723.023, Florida Statutes, is amended  
779 to read:

780 723.023 Mobile home owner's general obligations.—A mobile  
781 home owner shall ~~at all times~~:

782 (1) At all times comply with all obligations imposed on  
783 mobile home owners by applicable provisions of building,  
784 housing, and health codes, including compliance with all  
785 building permits and construction requirements for construction  
786 on the mobile home and lot. The home owner is responsible for  
787 all fines imposed by the local government for noncompliance with  
788 any local codes.

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



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792 (3) At all times comply with properly promulgated park  
793 rules and regulations and require other persons on the premises  
794 with his or her consent to comply with such rules and to conduct  
795 themselves, and other persons on the premises with his or her  
796 consent, in a manner that does not unreasonably disturb other  
797 residents of the park or constitute a breach of the peace.

798 (4) Receive written approval from the mobile home park  
799 owner before making any exterior modification or addition to the  
800 home.

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

803 Section 22. Subsection (5) of section 723.031, Florida  
804 Statutes, is amended to read:

805 723.031 Mobile home lot rental agreements.—

806 (5) The rental agreement must ~~shall~~ contain the lot rental  
807 amount and services included. An increase in lot rental amount  
808 upon expiration of the term of the lot rental agreement must  
809 ~~shall~~ be in accordance with ss. 723.033 and 723.037 or s.  
810 723.059(4), whichever is applicable; ~~it~~ provided that, pursuant to  
811 s. 723.059(4), the amount of the lot rental increase is  
812 disclosed and agreed to by the purchaser, in writing. An  
813 increase in lot rental amount shall not be arbitrary or  
814 discriminatory between similarly situated tenants in the park. A  
815 lot rental amount may not be increased during the term of the  
816 lot rental agreement, except:

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

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



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821 (c) That a charge may not be collected which results in  
822 payment of money for sums previously collected as part of the  
823 lot rental amount. The provisions hereof notwithstanding, the  
824 mobile home park owner may pass on, at any time during the term  
825 of the lot rental agreement, ad valorem property taxes, non-ad  
826 valorem assessments, and utility charges, or increases of  
827 either, provided that the ad valorem property taxes, non-ad  
828 valorem assessments, and utility charges are not otherwise being  
829 collected in the remainder of the lot rental amount and provided  
830 further that the passing on of such ad valorem taxes, non-ad  
831 valorem assessments, or utility charges, or increases of either,  
832 was disclosed prior to tenancy, was being passed on as a matter  
833 of custom between the mobile home park owner and the mobile home  
834 owner, or such passing on was authorized by law. A park owner is  
835 deemed to have disclosed the passing on of ad valorem property  
836 taxes and non-ad valorem assessments if ad valorem property  
837 taxes or non-ad valorem assessments were disclosed as a separate  
838 charge or a factor for increasing the lot rental amount in the  
839 prospectus or rental agreement. Such ad valorem taxes, non-ad  
840 valorem assessments, and utility charges shall be a part of the  
841 lot rental amount as defined by this chapter. The term "non-ad  
842 valorem assessments" has the same meaning as provided in s.  
843 197.3632(1)(d). Other provisions of this chapter  
844 notwithstanding, pass-on charges may be passed on only within 1  
845 year of the date a mobile home park owner remits payment of the  
846 charge. A mobile home park owner is prohibited from passing on  
847 any fine, interest, fee, or increase in a charge resulting from  
848 a park owner's payment of the charge after the date such charges  
849 become delinquent. A mobile home park owner is prohibited from



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850 charging or collecting from the mobile home owners any sum for  
851 ad valorem taxes or non-ad valorem tax charges in an amount in  
852 excess of the sums remitted by the park owner to the tax  
853 collector. Nothing herein shall prohibit a park owner and a  
854 homeowner from mutually agreeing to an alternative manner of  
855 payment to the park owner of the charges.

856 (d) If a notice of increase in lot rental amount is not  
857 given 90 days before the renewal date of the rental agreement,  
858 the rental agreement must remain under the same terms until a  
859 90-day notice of increase in lot rental amount is given. The  
860 notice may provide for a rental term shorter than 1 year in  
861 order to maintain the same renewal date.

862 Section 23. Subsection (1) and paragraph (a) of subsection  
863 (4) of section 723.037, Florida Statutes, are amended to read:

864 723.037 Lot rental increases; reduction in services or  
865 utilities; change in rules and regulations; mediation.—

866 (1) A park owner shall give written notice to each affected  
867 mobile home owner and the board of directors of the homeowners'  
868 association, if one has been formed, at least 90 days before any  
869 increase in lot rental amount or reduction in services or  
870 utilities provided by the park owner or change in rules and  
871 regulations. The park owner may give notice of all increases in  
872 lot rental amount for multiple anniversary dates in the same 90-  
873 day notice. The notice must ~~shall~~ identify all other affected  
874 homeowners, which may be by lot number, name, group, or phase.  
875 If the affected homeowners are not identified by name, the park  
876 owner shall make the names and addresses available upon request.  
877 However, this requirement does not authorize the release of the  
878 names, addresses, or other private information about the



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879 homeowners to the association or any other person for any other  
880 purpose. The home owner's right to the 90-day notice may not be  
881 waived or precluded by a home owner, or the homeowners'  
882 committee, in an agreement with the park owner. Rules adopted as  
883 a result of restrictions imposed by governmental entities and  
884 required to protect the public health, safety, and welfare may  
885 be enforced prior to the expiration of the 90-day period but are  
886 not otherwise exempt from the requirements of this chapter.  
887 Pass-through charges must be separately listed as to the amount  
888 of the charge, the name of the governmental entity mandating the  
889 capital improvement, and the nature or type of the pass-through  
890 charge being levied. Notices of increase in the lot rental  
891 amount due to a pass-through charge must ~~shall~~ state the  
892 additional payment and starting and ending dates of each pass-  
893 through charge. The homeowners' association shall have no  
894 standing to challenge the increase in lot rental amount,  
895 reduction in services or utilities, or change of rules and  
896 regulations unless a majority of the affected homeowners agree,  
897 in writing, to such representation.

898 (4) (a) A committee, not to exceed five in number,  
899 designated by a majority of the affected mobile home owners or  
900 by the board of directors of the homeowners' association, if  
901 applicable, and the park owner shall meet, at a mutually  
902 convenient time and place no later than 60 days before the  
903 effective date of the change to discuss the reasons for the  
904 increase in lot rental amount, reduction in services or  
905 utilities, or change in rules and regulations. The negotiating  
906 committee shall make a written request for a meeting with the  
907 park owner or subdivision developer to discuss those matters





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908 addressed in the 90-day notice, and may include in the request a  
909 listing of any other issue, with supporting documentation, that  
910 the committee intends to raise and discuss at the meeting. The  
911 committee shall address all lot rental amount increases that are  
912 specified in the notice of lot rental amount increase,  
913 regardless of the effective date of the increase.

914

915 This subsection is not intended to be enforced by civil or  
916 administrative action. Rather, the meetings and discussions are  
917 intended to be in the nature of settlement discussions prior to  
918 the parties proceeding to mediation of any dispute.

919 Section 24. Subsections (5) and (6) are added to section  
920 723.041, Florida Statutes, to read:

921 723.041 Entrance fees; refunds; exit fees prohibited;  
922 replacement homes.—

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

927 (6) This section does not limit the regulation of the  
928 uniform firesafety standards established under s. 633.206, but  
929 supersedes any other density, separation, setback, or lot size  
930 regulation adopted after initial permitting and construction of  
931 the mobile home park.

932 Section 25. Section 723.042, Florida Statutes, is amended  
933 to read:

934 723.042 Provision of improvements.—A No person may not  
935 ~~shall~~ be required by a mobile home park owner or developer, as a  
936 condition of residence in the mobile home park, to provide any



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937 improvement unless the requirement is disclosed pursuant to s.  
938 723.012(7) ~~s. 723.011~~ prior to occupancy in the mobile home  
939 park.

940 Section 26. Section 723.059, Florida Statutes, is amended  
941 to read:

942 723.059 ~~Rights of Purchaser of a mobile home within a~~  
943 mobile home park.-

944 (1) The purchaser of a mobile home within a mobile home  
945 park may become a tenant of the park if such purchaser would  
946 otherwise qualify with the requirements of entry into the park  
947 under the park rules and regulations, subject to the approval of  
948 the park owner, but such approval may not be unreasonably  
949 withheld. The purchaser of the mobile home may cancel or rescind  
950 the contract for purchase of the mobile home if the purchaser's  
951 tenancy has not been approved by the park owner 5 days before  
952 the closing of the purchase.

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

956 (3) The purchaser of a mobile home who intends to become  
957 ~~becomes~~ a resident of the mobile home park in accordance with  
958 this section has the right to assume the remainder of the term  
959 of any rental agreement then in effect between the mobile home  
960 park owner and the seller and may assume the seller's  
961 prospectus. However, nothing herein shall prohibit a mobile home  
962 park owner from offering the purchaser of a mobile home any  
963 approved prospectus shall be entitled to rely on the terms and  
964 conditions of the prospectus or offering circular as delivered  
965 to the initial recipient.



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966 (4) However, nothing herein shall be construed to prohibit  
967 a mobile home park owner from increasing the rental amount to be  
968 paid by the purchaser upon the expiration of the assumed rental  
969 agreement in an amount deemed appropriate by the mobile home  
970 park owner, so long as such increase is disclosed to the  
971 purchaser prior to his or her occupancy and is imposed in a  
972 manner consistent with the purchaser's initial offering circular  
973 ~~or~~ prospectus and this act.

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

981 Section 27. Paragraph (d) of subsection (1) of section  
982 723.061, Florida Statutes, is amended, and subsection (5) is  
983 added to that section, to read:

984 723.061 Eviction; grounds, proceedings.—

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

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

991 1. The park owner gives written notice to the homeowners'  
992 association formed and operating under ss. 723.075-723.079 of  
993 its right to purchase the mobile home park, if the land  
994 comprising the mobile home park is changing use from mobile home



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995 lot rentals to a different use, at the price and under the terms  
996 and conditions set forth in the written notice.

997 a. The notice shall be delivered to the officers of the  
998 homeowners' association by United States mail. Within 45 days  
999 after the date of mailing of the notice, the homeowners'  
1000 association may execute and deliver a contract to the park owner  
1001 to purchase the mobile home park at the price and under the  
1002 terms and conditions set forth in the notice. If the contract  
1003 between the park owner and the homeowners' association is not  
1004 executed and delivered to the park owner within the 45-day  
1005 period, the park owner is under no further obligation to the  
1006 homeowners' association except as provided in sub-subparagraph  
1007 b.

1008 b. If the park owner elects to offer or sell the mobile  
1009 home park at a price lower than the price specified in her or  
1010 his initial notice to the officers of the homeowners'  
1011 association, the homeowners' association has an additional 10  
1012 days to meet the revised price, terms, and conditions of the  
1013 park owner by executing and delivering a revised contract to the  
1014 park owner.

1015 c. The park owner is not obligated under this subparagraph  
1016 or s. 723.071 to give any other notice to, or to further  
1017 negotiate with, the homeowners' association for the sale of the  
1018 mobile home park to the homeowners' association after 6 months  
1019 after the date of the mailing of the initial notice under sub-  
1020 subparagraph a.

1021 2. The park owner gives the affected mobile home owners and  
1022 tenants at least 6 months' notice of the eviction due to the  
1023 projected change in use and of their need to secure other



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1024 accommodations. Within 20 days after giving an eviction notice  
1025 to a mobile home owner, the park owner must provide the division  
1026 with a copy of the notice. The division must provide the  
1027 executive director of the Florida Mobile Home Relocation  
1028 Corporation with a copy of the notice.

1029 a. The notice of eviction due to a change in use of the  
1030 land must include in a font no smaller than the body of the  
1031 notice the following statement:

1032  
1033 YOU MAY BE ENTITLED TO COMPENSATION FROM THE FLORIDA MOBILE HOME  
1034 RELOCATION TRUST FUND, ADMINISTERED BY THE FLORIDA MOBILE HOME  
1035 RELOCATION CORPORATION (FMHRC). FMHRC CONTACT INFORMATION IS  
1036 AVAILABLE FROM THE FLORIDA DEPARTMENT OF BUSINESS AND  
1037 PROFESSIONAL REGULATION.

1038  
1039 b. The park owner may not give a notice of increase in lot  
1040 rental amount within 90 days before giving notice of a change in  
1041 use.

1042 (5) A park owner who accepts payment of any portion of the  
1043 lot rental amount with actual knowledge of noncompliance after  
1044 notice and termination of the rental agreement due to a  
1045 violation under paragraph (1)(b), paragraph (1)(c), or paragraph  
1046 (1)(e) does not waive the right to terminate the rental  
1047 agreement or the right to bring a civil action for the  
1048 noncompliance, but not for any subsequent or continuing  
1049 noncompliance. Any rent so received must be accounted for at the  
1050 final hearing.

1051 Section 28. Subsection (1) of section 723.076, Florida  
1052 Statutes, is amended to read:



1053           723.076 Incorporation; notification of park owner.-  
1054           (1) Upon receipt of its certificate of incorporation, the  
1055 homeowners' association shall notify the park owner in writing  
1056 of such incorporation and shall advise the park owner of the  
1057 names and addresses of the officers of the homeowners'  
1058 association by personal delivery upon the park owner's  
1059 representative as designated in the prospectus or by certified  
1060 mail, return receipt requested. Thereafter, the homeowners'  
1061 association shall notify the park owner in writing by certified  
1062 mail, return receipt requested, of any change of names and  
1063 addresses of its president or registered agent. Upon election or  
1064 appointment of new officers or board members, the homeowners'  
1065 association shall notify the park owner in writing by certified  
1066 mail, return receipt requested, of the names and addresses of  
1067 the new officers or board members.

1068  
1069 ===== T I T L E   A M E N D M E N T =====

1070 And the title is amended as follows:

1071           Delete lines 6 - 150

1072 and insert:

1073           industrial use; amending s. 129.03, F.S.; revising the  
1074 information required to be annually submitted by  
1075 county budget officers to the Office of Economic and  
1076 Demographic Research; requiring certain information to  
1077 be included beginning in a specified submission;  
1078 amending s. 163.31771, F.S.; revising conditions under  
1079 which local governments are authorized to adopt  
1080 ordinances that allow accessory dwelling units in any  
1081 area zoned for single-family residential use; amending



1082 s. 163.31801, F.S.; requiring counties,  
1083 municipalities, and special districts to include  
1084 certain data relating to impact fees in their annual  
1085 financial reports; amending s. 166.04151, F.S.;  
1086 authorizing governing bodies of municipalities to  
1087 approve the development of affordable housing on any  
1088 parcel zoned for residential, commercial, or  
1089 industrial use; amending s. 166.241, F.S.; revising  
1090 the information required to be annually submitted by  
1091 municipal budget officers to the Office of Economic  
1092 and Demographic Research; requiring certain  
1093 information to be included beginning in a specified  
1094 submission; amending s. 320.77, F.S.; revising a  
1095 certification requirement for mobile home dealer  
1096 applicants relating to the applicant's business  
1097 location; amending s. 320.771, F.S.; exempting certain  
1098 recreational vehicle dealer applicants from a garage  
1099 liability insurance requirement; amending s. 320.822,  
1100 F.S.; revising the definition of the term "code";  
1101 amending s. 320.8232, F.S.; revising applicable  
1102 standards for the repair and remodeling of mobile and  
1103 manufactured homes; amending s. 367.022, F.S.;  
1104 revising an exemption from regulation for certain  
1105 water service resellers; exempting certain mobile home  
1106 park and mobile home subdivision owners from  
1107 regulation by the Florida Public Service Commission  
1108 relating to water and wastewater systems; creating  
1109 420.518, F.S.; precluding participating in Florida  
1110 Housing Finance Corporation programs by an applicant



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1111 or affiliate of an applicant under certain conditions;  
1112 authorizing the board of directors of the corporation  
1113 to preclude the applicant for a period of time or  
1114 revoke and applicant's funding; providing application;  
1115 providing for a suspension for period of time;  
1116 amending s. 420.5087, F.S.; revising the criteria used  
1117 by a review committee when evaluating and selecting  
1118 specified applications for state apartment incentive  
1119 loans; authorizing the Florida Housing Finance  
1120 Corporation to prioritize a portion of the State  
1121 Apartment Incentive Loan funding set aside for certain  
1122 purposes; requiring that such funding be used for  
1123 housing for certain persons in foster care or persons  
1124 aging out of foster care; providing requirements for  
1125 such housing; requiring the corporation to consult  
1126 with the Department of Children and Families to create  
1127 minimum criteria for such housing; amending s.  
1128 420.5095, F.S.; renaming the Community Workforce  
1129 Housing Innovation Pilot Program as the Community  
1130 Workforce Housing Loan Program to provide workforce  
1131 housing for persons affected by the high cost of  
1132 housing; revising the definition of the term  
1133 "workforce housing"; deleting the definition of the  
1134 term "public-private partnership"; authorizing the  
1135 corporation to provide loans under the program to  
1136 applicants for construction of workforce housing;  
1137 requiring the corporation to establish a certain loan  
1138 application process; deleting provisions requiring the  
1139 corporation to provide incentives for local





1140 governments to use certain funds; requiring projects  
1141 to receive priority consideration for funding under  
1142 certain circumstances; deleting a provision providing  
1143 for the expedition of local government comprehensive  
1144 plan amendments to implement a program project;  
1145 requiring that the corporation award loans at a  
1146 specified interest rate and for a limited term;  
1147 conforming provisions to changes made by the act;  
1148 deleting a provision authorizing the corporation to  
1149 use a maximum percentage of a specified appropriation  
1150 for administration and compliance; amending s.  
1151 420.531, F.S.; specifying that technical support  
1152 provided to local governments and community-based  
1153 organizations includes implementation of the State  
1154 Apartment Incentive Loan Program; requiring the entity  
1155 providing training and technical assistance to convene  
1156 and administer biannual workshops; providing  
1157 requirements for such workshops; requiring such entity  
1158 to annually compile and submit certain information to  
1159 the Legislature and the corporation by a specified  
1160 date; amending s. 420.9075, F.S.; revising  
1161 requirements for reports submitted to the corporation  
1162 by counties and certain municipalities; amending s.  
1163 420.9076, F.S.; beginning on a specified date,  
1164 revising the membership of local affordable housing  
1165 advisory committees; requiring the committees to  
1166 perform specified duties annually instead of  
1167 triennially; revising duties of the committees;  
1168 requiring locally elected officials serving on



1169 advisory committees, or their designees, to attend  
1170 biannual regional workshops; providing a penalty;  
1171 amending s. 423.02, F.S.; exempting certain nonprofit  
1172 instrumentalities from all taxes and special  
1173 assessments of the state or any city, town, county, or  
1174 political subdivision of the state under certain  
1175 conditions; authorizing such nonprofit  
1176 instrumentalities to agree to make payments to any  
1177 city, town, county, or political subdivision of the  
1178 state for services, improvements, or facilities  
1179 furnished by such city, town, county, or political  
1180 subdivision for the benefit of a certain housing  
1181 project; prohibiting a city, town, county, or  
1182 political subdivision of the state from renaming,  
1183 modifying terminology, or otherwise changing a tax or  
1184 assessment with a certain intent; amending s. 723.011,  
1185 F.S.; providing that a mobile home owner may be  
1186 required to install permanent improvements as  
1187 disclosed in the mobile home park prospectus; amending  
1188 s. 723.012, F.S.; requiring a mobile home park owner  
1189 to amend its prospectus under certain circumstances;  
1190 requiring a mobile home park owner to increase shared  
1191 facilities under certain circumstances; providing a  
1192 requirement for the prospectus amendment; prohibiting  
1193 certain costs and expenses from being passed on or  
1194 passed through to existing mobile home owners;  
1195 amending s. 723.023, F.S.; revising general  
1196 obligations for mobile home owners; amending s.  
1197 723.031, F.S.; revising construction relating to a



1198 park owner's disclosure of certain taxes and  
1199 assessments; prohibiting a mobile home park owner from  
1200 charging or collecting certain taxes or charges in  
1201 excess of a certain amount; amending s. 723.037, F.S.;  
1202 authorizing mobile home park owners to give notice of  
1203 lot rental increases for multiple anniversary dates in  
1204 one notice; providing construction; revising a  
1205 requirement for a lot rental negotiation committee;  
1206 amending s. 723.041, F.S.; providing that a mobile  
1207 home park damaged or destroyed due to natural force  
1208 may be rebuilt with the same density as previously  
1209 approved, permitted, and built; providing  
1210 construction; amending s. 723.042, F.S.; .; revising  
1211 conditions under which a person is required by a  
1212 mobile home park owner or developer to provide  
1213 improvements as a condition of residence in a mobile  
1214 home park; amending s. 723.059, F.S.; authorizing  
1215 certain mobile home purchasers to assume the seller's  
1216 prospectus; authorizing a mobile home park owner to  
1217 offer a purchaser any approved prospectus; amending s.  
1218 723.061, F.S.; revising requirements related to the  
1219 provision of eviction notices by mobile home park  
1220 owners to specified entities; specifying the waiver  
1221 and nonwaiver of certain rights of mobile home park  
1222 owners under certain circumstances; requiring the  
1223 accounting at final hearing of rents received;  
1224 amending s. 723.076, F.S.; providing a notice  
1225 requirement for homeowners' associations to park  
1226 owners after the election or appointment of new



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officers or board members; amending s. 723.078, F.S.;