



781596

LEGISLATIVE ACTION

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

1           **Senate Substitute for Amendment (385228) (with title**  
2 **amendment)**

3  
4           Delete lines 201 - 1257  
5 and insert:

6           Section 2. Paragraph (d) of subsection (3) of section  
7 129.03, Florida Statutes, is amended to read:



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8 129.03 Preparation and adoption of budget.-

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

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

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

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

27 3. Median income within the county.

28 4. The average county employee salary.

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

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

33 7. Annual county expenditures providing for the financing,  
34 acquisition, construction, reconstruction, or rehabilitation of  
35 housing that is affordable, as that term is defined in s.

36 420.0004. The reported expenditures must indicate the source of



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37 such funds as "federal," "state," "local," or "other," as  
38 applicable. The information required by this subparagraph must  
39 be included in the submission due by October 15, 2020, and each  
40 annual submission thereafter.

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

43 163.31771 Accessory dwelling units.—

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

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

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

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

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

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



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

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

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

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

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

77 166.04151 Affordable housing.—

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

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

85 166.241 Fiscal years, budgets, and budget amendments.—

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

91 (g) Annual municipal expenditures providing for the  
92 financing, acquisition, construction, reconstruction, or  
93 rehabilitation of housing that is affordable, as that term is  
94 defined in s. 420.0004. The reported expenditures must indicate



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95 the source of such funds as "federal," "state," "local," or  
96 "other," as applicable. This information must be included in the  
97 submission due by October 15, 2020, and each annual submission  
98 thereafter.

99 Section 7. Paragraph (h) of subsection (3) of section  
100 320.77, Florida Statutes, is amended to read:

101 320.77 License required of mobile home dealers.-

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

106 (h) Certification by the applicant:

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

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

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

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124 The department shall, if it deems necessary, cause an  
125 investigation to be made to ascertain if the facts set forth in  
126 the application are true and shall not issue a license to the  
127 applicant until it is satisfied that the facts set forth in the  
128 application are true.

129 Section 8. Paragraph (j) of subsection (3) of section  
130 320.771, Florida Statutes, is amended to read:

131 320.771 License required of recreational vehicle dealers.—

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

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

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

151 Section 9. Paragraph (c) of subsection (2) of section  
152 320.822, Florida Statutes, is amended to read:



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153           320.822 Definitions; ss. 320.822-320.862.-In construing ss.  
154 320.822-320.862, unless the context otherwise requires, the  
155 following words or phrases have the following meanings:

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

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

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

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

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

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

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

180           (9) Any person who resells water service to his or her  
181 tenants or to individually metered residents for a fee that does



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182 not exceed the actual purchase price of the water and wastewater  
183 service plus the actual cost of meter reading and billing, not  
184 to exceed 9 percent of the actual cost of service.

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

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

193 420.518 Fraudulent or material misrepresentation.—

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

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

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

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

209 4. Been excluded from any Florida procurement programs.

210 5. Offered or given consideration, other than the





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211 consideration to provide affordable housing, with respect to a  
212 local contribution.

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

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

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

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

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



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240       (4) Any funding, allocation of federal housing credits,  
241 credit underwriting procedures, or application review for any  
242 development for which construction or rehabilitation has not  
243 commenced may be suspended by the corporation upon the service  
244 of an administrative complaint on the applicant, affiliate of  
245 the applicant, or its registered agent. The suspension shall be  
246 effective from the date the administrative complaint is served  
247 until an order issued by the corporation in regard to that  
248 complaint becomes final.

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

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

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

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

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



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269           2. Targeting objectives of the corporation which will  
270 ensure an equitable distribution of loans between rural and  
271 urban areas.

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

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

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

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

285           5. Provision for tenant counseling.

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

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

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

297           9. Project feasibility.



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



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327 (1) The Legislature finds and declares that recent rapid  
328 increases in the median purchase price of a home and the cost of  
329 rental housing have far outstripped the increases in median  
330 income in the state, ~~preventing essential services personnel~~  
331 ~~from living in the communities where they serve and thereby~~  
332 creating the need for innovative solutions for the provision of  
333 housing opportunities ~~for essential services personnel.~~

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

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

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

352 (b) ~~"Public-private partnership" means any form of business~~  
353 ~~entity that includes substantial involvement of at least one~~  
354 ~~county, one municipality, or one public sector entity, such as a~~  
355 ~~school district or other unit of local government in which the~~



356 ~~project is to be located, and at least one private sector for~~  
357 ~~profit or not-for-profit business or charitable entity, and may~~  
358 ~~be any form of business entity, including a joint venture or~~  
359 ~~contractual agreement.~~

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

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

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

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

383 (c) ~~The application review committee shall make~~  
384 ~~recommendations concerning program participation and funding to~~



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385 ~~the corporation's board of directors.~~

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

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

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

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

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

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



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414 ~~innovative regulatory and financial incentives are made~~  
415 ~~available. The corporation shall fund at least one eligible~~  
416 ~~project in as many counties and regions of the state as is~~  
417 ~~practicable, consistent with program goals.~~

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

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

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

442 ~~(c) Projects that set aside at least 80 percent of units~~





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443 ~~for workforce housing and at least 50 percent for essential~~  
444 ~~services personnel and for projects that require the least~~  
445 ~~amount of program funding compared to the overall housing costs~~  
446 ~~for the project.~~

447 ~~(9) Notwithstanding s. 163.3184(4) (b)-(d), any local~~  
448 ~~government comprehensive plan amendment to implement a Community~~  
449 ~~Workforce Housing Innovation Pilot Program project found~~  
450 ~~consistent with this section shall be expedited as provided in~~  
451 ~~this subsection. At least 30 days prior to adopting a plan~~  
452 ~~amendment under this subsection, the local government shall~~  
453 ~~notify the state land planning agency of its intent to adopt~~  
454 ~~such an amendment, and the notice shall include its evaluation~~  
455 ~~related to site suitability and availability of facilities and~~  
456 ~~services. The public notice of the hearing required by s.~~  
457 ~~163.3184(11) (b)2. shall include a statement that the local~~  
458 ~~government intends to use the expedited adoption process~~  
459 ~~authorized by this subsection. Such amendments shall require~~  
460 ~~only a single public hearing before the governing board, which~~  
461 ~~shall be an adoption hearing as described in s. 163.3184(4) (e).~~  
462 ~~Any further proceedings shall be governed by s. 163.3184(5)-~~  
463 ~~(13).~~

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

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



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472 ~~percent of the units are set aside for essential services~~  
473 ~~personnel.~~

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

475 ~~(a) For home ownership, limit the sales price of a detached~~  
476 ~~unit, townhome, or condominium unit to not more than 90 percent~~  
477 ~~of the median sales price for that type of unit in that county,~~  
478 ~~or the statewide median sales price for that type of unit,~~  
479 ~~whichever is higher, and require that all eligible purchasers of~~  
480 ~~home ownership units occupy the homes as their primary~~  
481 ~~residence.~~

482 ~~(b) For rental units, restrict rents for all workforce~~  
483 ~~housing serving those with incomes at or below 120 percent of~~  
484 ~~area median income at the appropriate income level using the~~  
485 ~~restricted rents for the federal low-income housing tax credit~~  
486 ~~program and, for workforce housing units serving those with~~  
487 ~~incomes above 120 percent of area median income, restrict rents~~  
488 ~~to those established by the corporation, not to exceed 30~~  
489 ~~percent of the maximum household income adjusted to unit size.~~

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

494 ~~(d) Have grants, donations of land, or contributions from~~  
495 ~~the public-private partnership or other sources collectively~~  
496 ~~totaling at least 10 percent of the total development cost or \$2~~  
497 ~~million, whichever is less. Such grants, donations of land, or~~  
498 ~~contributions must be evidenced by a letter of commitment,~~  
499 ~~agreement, contract, deed, memorandum of understanding, or other~~  
500 ~~written instrument at the time of application. Grants, donations~~



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501 ~~of land, or contributions in excess of 10 percent of the~~  
502 ~~development cost shall increase the application score.~~

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

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

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

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

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

522 ~~(8)~~ (14) The corporation may adopt rules pursuant to ss.  
523 120.536(1) and 120.54 to implement this section.

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

527 ~~(16) The corporation shall review the success of the~~  
528 ~~Community Workforce Housing Innovation Pilot Program to~~  
529 ~~ascertain whether the projects financed by the program are~~



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530 ~~useful in meeting the housing needs of eligible areas and shall~~  
531 ~~include its findings in the annual report required under s.~~  
532 ~~420.511(3).~~

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

535 420.531 Affordable Housing Catalyst Program.—

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

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

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

558 (c)~~(3)~~ Implementation of affordable housing programs



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559 included in local government comprehensive plans.

560 (d)~~(4)~~ Compliance with requirements of federally funded  
561 housing programs.

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

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

581 420.9075 Local housing assistance plans; partnerships.-

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



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588 the annual report by a county's or eligible municipality's chief  
589 elected official, or his or her designee, certifies that the  
590 local housing incentive strategies, or, if applicable, the local  
591 housing incentive plan, have been implemented or are in the  
592 process of being implemented pursuant to the adopted schedule  
593 for implementation. The report must include, but is not limited  
594 to:

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

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

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

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

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

616 (b) A citizen who is actively engaged in the banking or



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617 mortgage banking industry in connection with affordable housing.

618 (c) A citizen who is a representative of those areas of  
619 labor actively engaged in home building in connection with  
620 affordable housing.

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

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

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

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

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

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

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

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

640 (4) Annually ~~Triennially~~, the advisory committee shall  
641 review the established policies and procedures, ordinances, land  
642 development regulations, and adopted local government  
643 comprehensive plan of the appointing local government and shall  
644 recommend specific actions or initiatives to encourage or  
645 facilitate affordable housing while protecting the ability of



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

660 (a) The processing of approvals of development orders or  
661 permits for affordable housing projects is expedited to a  
662 greater degree than other projects, as provided in s.  
663 163.3177(6)(f)3.

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

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

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

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





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

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

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

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

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

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

689

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

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



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704 Section 18. Subsection (4) of section 723.011, Florida  
705 Statutes, is amended to read:

706 723.011 Disclosure prior to rental of a mobile home lot;  
707 prospectus, filing, approval.—

708 (4) With regard to a tenancy in existence on the effective  
709 date of this chapter, the prospectus or offering circular  
710 offered by the mobile home park owner must ~~shall~~ contain the  
711 same terms and conditions as rental agreements offered to all  
712 other mobile home owners residing in the park on the effective  
713 date of this act, excepting only rent variations based upon lot  
714 location and size, and may ~~shall~~ not require any mobile home  
715 owner to install any permanent improvements, except that the  
716 mobile home owner may be required to install permanent  
717 improvements to the mobile home as disclosed in the prospectus.

718 Section 19. Subsection (5) of section 723.012, Florida  
719 Statutes, is amended to read:

720 723.012 Prospectus or offering circular.—The prospectus or  
721 offering circular, which is required to be provided by s.  
722 723.011, must contain the following information:

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

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

729 (b) Each swimming pool, as to its general location,  
730 approximate size and depths, and approximate deck size and  
731 capacity and whether heated.

732 (c) All other facilities and permanent improvements that



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733 ~~which~~ will serve the mobile home owners.

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

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

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

740  
741 If a mobile home park owner intends to include additional  
742 property and mobile home lots and to increase the number of lots  
743 that will use the shared facilities of the park, the mobile home  
744 park owner must amend the prospectus to disclose such additions.

745 If the number of mobile home lots in the park increases by more  
746 than 15 percent of the total number of lots in the original  
747 prospectus, the mobile home park owner must reasonably offset  
748 the impact of the additional lots by increasing the shared  
749 facilities. The amendment to the prospectus must include a  
750 reasonable timeframe for providing the required additional  
751 shared facilities. The costs and expenses necessary to increase  
752 the shared facilities may not be passed on or passed through to  
753 the existing mobile home owners.

754 Section 20. Section 723.023, Florida Statutes, is amended  
755 to read:

756 723.023 Mobile home owner's general obligations.—A mobile  
757 home owner shall ~~at all times~~:

758 (1) At all times comply with all obligations imposed on  
759 mobile home owners by applicable provisions of building,  
760 housing, and health codes, including compliance with all  
761 building permits and construction requirements for construction



762 on the mobile home and lot. The home owner is responsible for  
763 all fines imposed by the local government for noncompliance with  
764 any local codes.

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

768 (3) At all times comply with properly promulgated park  
769 rules and regulations and require other persons on the premises  
770 with his or her consent to comply with such rules and to conduct  
771 themselves, and other persons on the premises with his or her  
772 consent, in a manner that does not unreasonably disturb other  
773 residents of the park or constitute a breach of the peace.

774 (4) Receive written approval from the mobile home park  
775 owner before making any exterior modification or addition to the  
776 home.

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

779 Section 21. Subsection (5) of section 723.031, Florida  
780 Statutes, is amended to read:

781 723.031 Mobile home lot rental agreements.—

782 (5) The rental agreement must ~~shall~~ contain the lot rental  
783 amount and services included. An increase in lot rental amount  
784 upon expiration of the term of the lot rental agreement must  
785 ~~shall~~ be in accordance with ss. 723.033 and 723.037 or s.  
786 723.059(4), whichever is applicable; ~~it~~ provided that, pursuant to  
787 s. 723.059(4), the amount of the lot rental increase is  
788 disclosed and agreed to by the purchaser, in writing. An  
789 increase in lot rental amount shall not be arbitrary or  
790 discriminatory between similarly situated tenants in the park. A



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791 lot rental amount may not be increased during the term of the  
792 lot rental agreement, except:

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

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

797 (c) That a charge may not be collected which results in  
798 payment of money for sums previously collected as part of the  
799 lot rental amount. The provisions hereof notwithstanding, the  
800 mobile home park owner may pass on, at any time during the term  
801 of the lot rental agreement, ad valorem property taxes, non-ad  
802 valorem assessments, and utility charges, or increases of  
803 either, provided that the ad valorem property taxes, non-ad  
804 valorem assessments, and utility charges are not otherwise being  
805 collected in the remainder of the lot rental amount and provided  
806 further that the passing on of such ad valorem taxes, non-ad  
807 valorem assessments, or utility charges, or increases of either,  
808 was disclosed prior to tenancy, was being passed on as a matter  
809 of custom between the mobile home park owner and the mobile home  
810 owner, or such passing on was authorized by law. A park owner is  
811 deemed to have disclosed the passing on of ad valorem property  
812 taxes and non-ad valorem assessments if ad valorem property  
813 taxes or non-ad valorem assessments were disclosed as a separate  
814 charge or a factor for increasing the lot rental amount in the  
815 prospectus or rental agreement. Such ad valorem taxes, non-ad  
816 valorem assessments, and utility charges shall be a part of the  
817 lot rental amount as defined by this chapter. The term "non-ad  
818 valorem assessments" has the same meaning as provided in s.  
819 197.3632(1)(d). Other provisions of this chapter



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820 notwithstanding, pass-on charges may be passed on only within 1  
821 year of the date a mobile home park owner remits payment of the  
822 charge. A mobile home park owner is prohibited from passing on  
823 any fine, interest, fee, or increase in a charge resulting from  
824 a park owner's payment of the charge after the date such charges  
825 become delinquent. A mobile home park owner is prohibited from  
826 charging or collecting from the mobile home owners any sum for  
827 ad valorem taxes or non-ad valorem tax charges in an amount in  
828 excess of the sums remitted by the park owner to the tax  
829 collector. Nothing herein shall prohibit a park owner and a  
830 homeowner from mutually agreeing to an alternative manner of  
831 payment to the park owner of the charges.

832 (d) If a notice of increase in lot rental amount is not  
833 given 90 days before the renewal date of the rental agreement,  
834 the rental agreement must remain under the same terms until a  
835 90-day notice of increase in lot rental amount is given. The  
836 notice may provide for a rental term shorter than 1 year in  
837 order to maintain the same renewal date.

838 Section 22. Subsection (1) and paragraph (a) of subsection  
839 (4) of section 723.037, Florida Statutes, are amended to read:

840 723.037 Lot rental increases; reduction in services or  
841 utilities; change in rules and regulations; mediation.—

842 (1) A park owner shall give written notice to each affected  
843 mobile home owner and the board of directors of the homeowners'  
844 association, if one has been formed, at least 90 days before any  
845 increase in lot rental amount or reduction in services or  
846 utilities provided by the park owner or change in rules and  
847 regulations. The park owner may give notice of all increases in  
848 lot rental amount for multiple anniversary dates in the same 90-



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849 day notice. The notice must ~~shall~~ identify all other affected  
850 homeowners, which may be by lot number, name, group, or phase.  
851 If the affected homeowners are not identified by name, the park  
852 owner shall make the names and addresses available upon request.  
853 However, this requirement does not authorize the release of the  
854 names, addresses, or other private information about the  
855 homeowners to the association or any other person for any other  
856 purpose. The home owner's right to the 90-day notice may not be  
857 waived or precluded by a home owner, or the homeowners'  
858 committee, in an agreement with the park owner. Rules adopted as  
859 a result of restrictions imposed by governmental entities and  
860 required to protect the public health, safety, and welfare may  
861 be enforced prior to the expiration of the 90-day period but are  
862 not otherwise exempt from the requirements of this chapter.  
863 Pass-through charges must be separately listed as to the amount  
864 of the charge, the name of the governmental entity mandating the  
865 capital improvement, and the nature or type of the pass-through  
866 charge being levied. Notices of increase in the lot rental  
867 amount due to a pass-through charge must ~~shall~~ state the  
868 additional payment and starting and ending dates of each pass-  
869 through charge. The homeowners' association shall have no  
870 standing to challenge the increase in lot rental amount,  
871 reduction in services or utilities, or change of rules and  
872 regulations unless a majority of the affected homeowners agree,  
873 in writing, to such representation.

874 (4) (a) A committee, not to exceed five in number,  
875 designated by a majority of the affected mobile home owners or  
876 by the board of directors of the homeowners' association, if  
877 applicable, and the park owner shall meet, at a mutually



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878 convenient time and place no later than 60 days before the  
879 effective date of the change to discuss the reasons for the  
880 increase in lot rental amount, reduction in services or  
881 utilities, or change in rules and regulations. The negotiating  
882 committee shall make a written request for a meeting with the  
883 park owner or subdivision developer to discuss those matters  
884 addressed in the 90-day notice, and may include in the request a  
885 listing of any other issue, with supporting documentation, that  
886 the committee intends to raise and discuss at the meeting. The  
887 committee shall address all lot rental amount increases that are  
888 specified in the notice of lot rental amount increase,  
889 regardless of the effective date of the increase.

890  
891 This subsection is not intended to be enforced by civil or  
892 administrative action. Rather, the meetings and discussions are  
893 intended to be in the nature of settlement discussions prior to  
894 the parties proceeding to mediation of any dispute.

895 Section 23. Subsections (5) and (6) are added to section  
896 723.041, Florida Statutes, to read:

897 723.041 Entrance fees; refunds; exit fees prohibited;  
898 replacement homes.—

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

903 (6) This section does not limit the regulation of the  
904 uniform firesafety standards established under s. 633.206, but  
905 supersedes any other density, separation, setback, or lot size  
906 regulation adopted after initial permitting and construction of





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907 the mobile home park.

908 Section 24. Section 723.042, Florida Statutes, is amended  
909 to read:

910 723.042 Provision of improvements.—A No person may not  
911 ~~shall~~ be required by a mobile home park owner or developer, as a  
912 condition of residence in the mobile home park, to provide any  
913 improvement unless the requirement is disclosed pursuant to s.  
914 723.012(7) ~~s. 723.011~~ prior to occupancy in the mobile home  
915 park.

916 Section 25. Section 723.059, Florida Statutes, is amended  
917 to read:

918 723.059 ~~Rights of Purchaser of a mobile home within a~~  
919 mobile home park.—

920 (1) The purchaser of a mobile home within a mobile home  
921 park may become a tenant of the park if such purchaser would  
922 otherwise qualify with the requirements of entry into the park  
923 under the park rules and regulations, subject to the approval of  
924 the park owner, but such approval may not be unreasonably  
925 withheld. The purchaser of the mobile home may cancel or rescind  
926 the contract for purchase of the mobile home if the purchaser's  
927 tenancy has not been approved by the park owner 5 days before  
928 the closing of the purchase.

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

932 (3) The purchaser of a mobile home who intends to become  
933 ~~becomes~~ a resident of the mobile home park in accordance with  
934 this section has the right to assume the remainder of the term  
935 of any rental agreement then in effect between the mobile home



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936 park owner and the seller and may assume the seller's  
937 prospectus. However, nothing herein shall prohibit a mobile home  
938 park owner from offering the purchaser of a mobile home any  
939 approved prospectus shall be entitled to rely on the terms and  
940 conditions of the prospectus or offering circular as delivered  
941 to the initial recipient.

942 (4) However, nothing herein shall be construed to prohibit  
943 a mobile home park owner from increasing the rental amount to be  
944 paid by the purchaser upon the expiration of the assumed rental  
945 agreement in an amount deemed appropriate by the mobile home  
946 park owner, so long as such increase is disclosed to the  
947 purchaser prior to his or her occupancy and is imposed in a  
948 manner consistent with the purchaser's initial offering circular  
949 ~~or~~ prospectus and this act.

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

957 Section 26. Paragraph (d) of subsection (1) of section  
958 723.061, Florida Statutes, is amended, and subsection (5) is  
959 added to that section, to read:

960 723.061 Eviction; grounds, proceedings.—

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

964 (d) Change in use of the land comprising the mobile home



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965 park, or the portion thereof from which mobile homes are to be  
966 evicted, from mobile home lot rentals to some other use, if:

967 1. The park owner gives written notice to the homeowners'  
968 association formed and operating under ss. 723.075-723.079 of  
969 its right to purchase the mobile home park, if the land  
970 comprising the mobile home park is changing use from mobile home  
971 lot rentals to a different use, at the price and under the terms  
972 and conditions set forth in the written notice.

973 a. The notice shall be delivered to the officers of the  
974 homeowners' association by United States mail. Within 45 days  
975 after the date of mailing of the notice, the homeowners'  
976 association may execute and deliver a contract to the park owner  
977 to purchase the mobile home park at the price and under the  
978 terms and conditions set forth in the notice. If the contract  
979 between the park owner and the homeowners' association is not  
980 executed and delivered to the park owner within the 45-day  
981 period, the park owner is under no further obligation to the  
982 homeowners' association except as provided in sub-subparagraph  
983 b.

984 b. If the park owner elects to offer or sell the mobile  
985 home park at a price lower than the price specified in her or  
986 his initial notice to the officers of the homeowners'  
987 association, the homeowners' association has an additional 10  
988 days to meet the revised price, terms, and conditions of the  
989 park owner by executing and delivering a revised contract to the  
990 park owner.

991 c. The park owner is not obligated under this subparagraph  
992 or s. 723.071 to give any other notice to, or to further  
993 negotiate with, the homeowners' association for the sale of the



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994 mobile home park to the homeowners' association after 6 months  
995 after the date of the mailing of the initial notice under sub-  
996 subparagraph a.

997         2. The park owner gives the affected mobile home owners and  
998 tenants at least 6 months' notice of the eviction due to the  
999 projected change in use and of their need to secure other  
1000 accommodations. Within 20 days after giving an eviction notice  
1001 to a mobile home owner, the park owner must provide the division  
1002 with a copy of the notice. The division must provide the  
1003 executive director of the Florida Mobile Home Relocation  
1004 Corporation with a copy of the notice.

1005         a. The notice of eviction due to a change in use of the  
1006 land must include in a font no smaller than the body of the  
1007 notice the following statement:

1008  
1009 YOU MAY BE ENTITLED TO COMPENSATION FROM THE FLORIDA MOBILE HOME  
1010 RELOCATION TRUST FUND, ADMINISTERED BY THE FLORIDA MOBILE HOME  
1011 RELOCATION CORPORATION (FMHRC). FMHRC CONTACT INFORMATION IS  
1012 AVAILABLE FROM THE FLORIDA DEPARTMENT OF BUSINESS AND  
1013 PROFESSIONAL REGULATION.

1014  
1015         b. The park owner may not give a notice of increase in lot  
1016 rental amount within 90 days before giving notice of a change in  
1017 use.

1018         (5) A park owner who accepts payment of any portion of the  
1019 lot rental amount with actual knowledge of noncompliance after  
1020 notice and termination of the rental agreement due to a  
1021 violation under paragraph (1)(b), paragraph (1)(c), or paragraph  
1022 (1)(e) does not waive the right to terminate the rental



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1023 agreement or the right to bring a civil action for the  
1024 noncompliance, but not for any subsequent or continuing  
1025 noncompliance. Any rent so received must be accounted for at the  
1026 final hearing.

1027 Section 27. Subsection (1) of section 723.076, Florida  
1028 Statutes, is amended to read:

1029 723.076 Incorporation; notification of park owner.—

1030 (1) Upon receipt of its certificate of incorporation, the  
1031 homeowners' association shall notify the park owner in writing  
1032 of such incorporation and shall advise the park owner of the  
1033 names and addresses of the officers of the homeowners'  
1034 association by personal delivery upon the park owner's  
1035 representative as designated in the prospectus or by certified  
1036 mail, return receipt requested. Thereafter, the homeowners'  
1037 association shall notify the park owner in writing by certified  
1038 mail, return receipt requested, of any change of names and  
1039 addresses of its president or registered agent. Upon election or  
1040 appointment of new officers or board members, the homeowners'  
1041 association shall notify the park owner in writing by certified  
1042 mail, return receipt requested, of the names and addresses of  
1043 the new officers or board members.

1044  
1045 ===== T I T L E A M E N D M E N T =====

1046 And the title is amended as follows:

1047 Delete lines 6 - 150

1048 and insert:

1049 industrial use; amending s. 129.03, F.S.; revising the  
1050 information required to be annually submitted by  
1051 county budget officers to the Office of Economic and



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1052 Demographic Research; requiring certain information to  
1053 be included beginning in a specified submission;  
1054 amending s. 163.31771, F.S.; revising conditions under  
1055 which local governments are authorized to adopt  
1056 ordinances that allow accessory dwelling units in any  
1057 area zoned for single-family residential use; amending  
1058 s. 163.31801, F.S.; requiring counties,  
1059 municipalities, and special districts to include  
1060 certain data relating to impact fees in their annual  
1061 financial reports; amending s. 166.04151, F.S.;  
1062 authorizing governing bodies of municipalities to  
1063 approve the development of affordable housing on any  
1064 parcel zoned for residential, commercial, or  
1065 industrial use; amending s. 166.241, F.S.; revising  
1066 the information required to be annually submitted by  
1067 municipal budget officers to the Office of Economic  
1068 and Demographic Research; requiring certain  
1069 information to be included beginning in a specified  
1070 submission; amending s. 320.77, F.S.; revising a  
1071 certification requirement for mobile home dealer  
1072 applicants relating to the applicant's business  
1073 location; amending s. 320.771, F.S.; exempting certain  
1074 recreational vehicle dealer applicants from a garage  
1075 liability insurance requirement; amending s. 320.822,  
1076 F.S.; revising the definition of the term "code";  
1077 amending s. 320.8232, F.S.; revising applicable  
1078 standards for the repair and remodeling of mobile and  
1079 manufactured homes; amending s. 367.022, F.S.;  
1080 revising an exemption from regulation for certain



1081 water service resellers; exempting certain mobile home  
1082 park and mobile home subdivision owners from  
1083 regulation by the Florida Public Service Commission  
1084 relating to water and wastewater systems; creating  
1085 420.518, F.S.; precluding participating in Florida  
1086 Housing Finance Corporation programs by an applicant  
1087 or affiliate of an applicant under certain conditions;  
1088 authorizing the board of directors of the corporation  
1089 to preclude the applicant for a period of time or  
1090 revoke and applicant's funding; providing application;  
1091 providing for a suspension for period of time;  
1092 amending s. 420.5087, F.S.; revising the criteria used  
1093 by a review committee when evaluating and selecting  
1094 specified applications for state apartment incentive  
1095 loans; authorizing the Florida Housing Finance  
1096 Corporation to prioritize a portion of the State  
1097 Apartment Incentive Loan funding set aside for certain  
1098 purposes; requiring that such funding be used for  
1099 housing for certain persons in foster care or persons  
1100 aging out of foster care; providing requirements for  
1101 such housing; requiring the corporation to consult  
1102 with the Department of Children and Families to create  
1103 minimum criteria for such housing; amending s.  
1104 420.5095, F.S.; renaming the Community Workforce  
1105 Housing Innovation Pilot Program as the Community  
1106 Workforce Housing Loan Program to provide workforce  
1107 housing for persons affected by the high cost of  
1108 housing; revising the definition of the term  
1109 "workforce housing"; deleting the definition of the



1110 term "public-private partnership"; authorizing the  
1111 corporation to provide loans under the program to  
1112 applicants for construction of workforce housing;  
1113 requiring the corporation to establish a certain loan  
1114 application process; deleting provisions requiring the  
1115 corporation to provide incentives for local  
1116 governments to use certain funds; requiring projects  
1117 to receive priority consideration for funding under  
1118 certain circumstances; deleting a provision providing  
1119 for the expedition of local government comprehensive  
1120 plan amendments to implement a program project;  
1121 requiring that the corporation award loans at a  
1122 specified interest rate and for a limited term;  
1123 conforming provisions to changes made by the act;  
1124 deleting a provision authorizing the corporation to  
1125 use a maximum percentage of a specified appropriation  
1126 for administration and compliance; amending s.  
1127 420.531, F.S.; specifying that technical support  
1128 provided to local governments and community-based  
1129 organizations includes implementation of the State  
1130 Apartment Incentive Loan Program; requiring the entity  
1131 providing training and technical assistance to convene  
1132 and administer biannual workshops; providing  
1133 requirements for such workshops; requiring such entity  
1134 to annually compile and submit certain information to  
1135 the Legislature and the corporation by a specified  
1136 date; amending s. 420.9075, F.S.; revising  
1137 requirements for reports submitted to the corporation  
1138 by counties and certain municipalities; amending s.





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1139 420.9076, F.S.; beginning on a specified date,  
1140 revising the membership of local affordable housing  
1141 advisory committees; requiring the committees to  
1142 perform specified duties annually instead of  
1143 triennially; revising duties of the committees;  
1144 requiring locally elected officials serving on  
1145 advisory committees, or their designees, to attend  
1146 biannual regional workshops; providing a penalty;  
1147 amending s. 723.011, F.S.; providing that a mobile  
1148 home owner may be required to install permanent  
1149 improvements as disclosed in the mobile home park  
1150 prospectus; amending s. 723.012, F.S.; requiring a  
1151 mobile home park owner to amend its prospectus under  
1152 certain circumstances; requiring a mobile home park  
1153 owner to increase shared facilities under certain  
1154 circumstances; providing a requirement for the  
1155 prospectus amendment; prohibiting certain costs and  
1156 expenses from being passed on or passed through to  
1157 existing mobile home owners; amending s. 723.023,  
1158 F.S.; revising general obligations for mobile home  
1159 owners; amending s. 723.031, F.S.; revising  
1160 construction relating to a park owner's disclosure of  
1161 certain taxes and assessments; prohibiting a mobile  
1162 home park owner from charging or collecting certain  
1163 taxes or charges in excess of a certain amount;  
1164 amending s. 723.037, F.S.; authorizing mobile home  
1165 park owners to give notice of lot rental increases for  
1166 multiple anniversary dates in one notice; providing  
1167 construction; revising a requirement for a lot rental



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1168 negotiation committee; amending s. 723.041, F.S.;

1169 providing that a mobile home park damaged or destroyed

1170 due to natural force may be rebuilt with the same

1171 density as previously approved, permitted, and built;

1172 providing construction; amending s. 723.042, F.S.; .;

1173 revising conditions under which a person is required

1174 by a mobile home park owner or developer to provide

1175 improvements as a condition of residence in a mobile

1176 home park; amending s. 723.059, F.S.; authorizing

1177 certain mobile home purchasers to assume the seller's

1178 prospectus; authorizing a mobile home park owner to

1179 offer a purchaser any approved prospectus; amending s.

1180 723.061, F.S.; revising requirements related to the

1181 provision of eviction notices by mobile home park

1182 owners to specified entities; specifying the waiver

1183 and nonwaiver of certain rights of mobile home park

1184 owners under certain circumstances; requiring the

1185 accounting at final hearing of rents received;

1186 amending s. 723.076, F.S.; providing a notice

1187 requirement for homeowners' associations to park

1188 owners after the election or appointment of new

1189 officers or board members; amending s. 723.078, F.S.;