

Amendment No.

CHAMBER ACTION

Senate

House

.

Representative Rayner-Goolsby offered the following:

Amendment (with title amendment)

Between lines 201 and 202, insert:

Section 2. Subsection (14) is added to section 163.31801, Florida Statutes, to read:

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

(14) A local government may adopt by ordinance or a special district may adopt by resolution an impact fee that is charged to a developer when residents are displaced from their homes due to gentrification by the developer. The revenue generated from an impact fee must be used for affordable housing

578957

Approved For Filing: 4/14/2023 3:24:14 PM

Amendment No.

14 in the county, municipality, or special district that adopted
15 such impact fee.

16
17 -----

18 **T I T L E A M E N D M E N T**

19 Remove lines 2-33 and insert:

20 An act relating to housing; creating s. 83.491, F.S.;
21 authorizing a landlord to offer a tenant the option to
22 pay a fee in lieu of a security deposit; requiring the
23 landlord to notify the tenant of certain unpaid fees
24 and costs within a specified time after the conclusion
25 of the tenancy; prohibiting the landlord from filing
26 an insurance claim within a specified period of time;
27 providing requirements for the landlord and insurer if
28 an insurance claim to recover certain losses is filed;
29 prohibiting the landlord from accepting certain
30 payments; requiring the landlord to provide certain
31 written notice to the tenant; requiring a written
32 agreement signed by the landlord, or the landlord's
33 agent, and the tenant if the tenant decides to pay a
34 fee in lieu of the security deposit; prohibiting the
35 written agreement from contradicting specified laws;
36 requiring that the written agreement contain certain
37 information; requiring a specified disclosure in the
38 written agreement; providing options for paying the

578957

Approved For Filing: 4/14/2023 3:24:14 PM

Amendment No.

39 fee; specifying that certain fees, insurance products,
40 and surety bonds are not security deposits; specifying
41 that landlords have exclusive discretion as to whether
42 to offer tenants the option to pay a fee in lieu of a
43 security deposit; prohibiting a landlord from
44 approving or denying an application for occupancy
45 based on a prospective tenant's choice to pay a fee in
46 lieu of a security deposit; requiring that landlords
47 who offer a tenant the fee option offer such option to
48 all new tenants renting a dwelling unit on the same
49 premises; providing an exception; providing
50 construction; providing applicability; amending s.
51 163.31801, F.S.; authorizing local governments and
52 special districts to adopt a specified impact fee;
53 requiring that the revenue generated from such impact
54 fee be used for a specified purpose; providing an

578957

Approved For Filing: 4/14/2023 3:24:14 PM