

HB771

2023

1 A bill to be entitled
 2 An act relating to the Florida Hometown Hero Housing
 3 Program; creating s. 420.5096, F.S.; creating the
 4 Florida Hometown Hero Housing Program to be
 5 administered by the Florida Housing Finance
 6 Corporation; providing the purpose of the program;
 7 specifying requirements for loans under the program;
 8 authorizing the corporation to underwrite and make
 9 such loans to specified borrowers; specifying
 10 borrowers who are ineligible for the program;
 11 specifying that the loans must be made available for a
 12 certain period of time; providing applicability;
 13 providing an effective date.

14
 15 Be It Enacted by the Legislature of the State of Florida:

16
 17 Section 1. Section 420.5096, Florida Statutes, is created
 18 to read:

19 420.5096 Florida Hometown Hero Housing Program.—

20 (1) There is created the Florida Hometown Hero Housing
 21 Program to be administered by the corporation for the purpose of
 22 assisting frontline emergency workers, certain medical and
 23 health care personnel, and educators in purchasing a home as a
 24 primary residence. Under the program, the purchaser may reduce
 25 the amount of the down payment and closing costs he or she pays

26 by a maximum of 5 percent of the first mortgage loan or \$25,000,
 27 whichever is less. Loans must be made available at a 0 percent
 28 interest rate. The balance of any loan is due at closing if the
 29 property is sold, refinanced, rented, or transferred unless
 30 otherwise approved by the corporation.

31 (2) For loans made available under s. 420.507(23)(a)1. or
 32 2.:

33 (a) The corporation may underwrite and make those mortgage
 34 loans through the program to persons or families who have
 35 incomes that do not exceed 150 percent of the state or local
 36 median income, whichever is greater, and at the time of
 37 receiving the loan are employed full time as any of the
 38 following:

39 1. A law enforcement officer as defined in s. 112.531.

40 2. A correctional officer as defined in s. 112.531 or
 41 correctional probation officer as defined in s. 943.10(3).

42 3. A 911 public safety telecommunicator certified under s.
 43 401.465.

44 4. A firefighter certified under part IV of chapter 633.

45 5. An educator holding a certificate under s. 1012.56.

46 6. A paramedic or emergency medical technician as those
 47 terms are defined in s. 112.1911(1).

48 7. A health care practitioner as defined in s. 456.001.

49 8. A physician assistant as defined in s. 458.347(2) or a
 50 medical assistant as defined in s. 458.3485(1).

HB 771

2023

51 9. A home health aide as defined in s. 400.462.

52 10. A prekindergarten instructor as defined in s.
53 1002.51(6).

54 11. An employee of a public utility or an electric
55 utility, as those terms are defined in s. 366.02, whose primary
56 job responsibilities are to install or maintain systems for such
57 utility.

58 12. An electric lineman.

59 (b) Employees classified as other-personal-services
60 employees or temporary employees are not eligible for the
61 program.

62 (c) Loans must be made available for the term of the first
63 mortgage.

64 (3) This section applies to qualifying home purchases on
65 or after July 1, 2023.

66 Section 2. This act shall take effect July 1, 2023.