

Amendment No. 1

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	<u> </u>	(Y/N)
ADOPTED AS AMENDED	<u> </u>	(Y/N)
ADOPTED W/O OBJECTION	<u> </u>	(Y/N)
FAILED TO ADOPT	<u> </u>	(Y/N)
WITHDRAWN	<u> </u>	(Y/N)
OTHER	<u> </u>	

1 Committee/Subcommittee hearing bill: Appropriations Committee
 2 Representative Lopez, V. offered the following:

Amendment (with title amendment)

Remove lines 101-698 and insert:

6 residential as allowable uses on any site owned by a county and
 7 in any area zoned for commercial, industrial, or mixed use if at
 8 least 40 percent of the residential units in a proposed
 9 multifamily ~~rental~~ development are rental units that, for a
 10 period of at least 30 years, are affordable as defined in s.
 11 420.0004. Notwithstanding any other law, local ordinance, or
 12 regulation to the contrary, a county may not require a proposed
 13 multifamily development to obtain a zoning or land use change,
 14 special exception, conditional use approval, variance, or
 15 comprehensive plan amendment for the building height, zoning,
 16 and densities authorized under this subsection. For mixed-use

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17 residential projects, at least 65 percent of the total square
18 footage must be used for residential purposes.

19 (b) A county may not restrict the density of a proposed
20 development authorized under this subsection below the highest
21 currently allowed density on any unincorporated land in the
22 county where residential development is allowed under the
23 county's land development regulations. For purposes of this
24 paragraph, the term "highest currently allowed density" does not
25 include the density of any building that met the requirements of
26 this subsection or the density of any building that has received
27 any bonus, variance, or other special exception for density
28 provided in the county's land development regulations as an
29 incentive for development.

30 (c) A county may not restrict the floor area ratio of a
31 proposed development authorized under this subsection below 150
32 percent of the highest currently allowed floor area ratio on any
33 unincorporated land in the county where development is allowed
34 under the county's land development regulations. For purposes of
35 this paragraph, the term "highest currently allowed floor area
36 ratio" does not include the floor area ratio of any building
37 that met the requirements of this subsection or the floor area
38 ratio of any building that has received any bonus, variance, or
39 other special exception for floor area ratio provided in the
40 county's land development regulations as an incentive for
41 development. For purposes of this subsection, the term "floor

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42 area ratio" includes floor lot ratio.

43 (d)1.-(e) A county may not restrict the height of a
44 proposed development authorized under this subsection below the
45 highest currently allowed height for a commercial or residential
46 building development located in its jurisdiction within 1 mile
47 of the proposed development or 3 stories, whichever is higher.
48 For purposes of this paragraph, the term "highest currently
49 allowed height" does not include the height of any building that
50 met the requirements of this subsection or the height of any
51 building that has received any bonus, variance, or other special
52 exception for height provided in the county's land development
53 regulations as an incentive for development.

54 2. If the proposed development is adjacent to, on two or
55 more sides, a parcel zoned for single-family residential use
56 which is within a single-family residential development with at
57 least 25 contiguous single-family homes, the county may restrict
58 the height of the proposed development to 150 percent of the
59 tallest building on any property adjacent to the proposed
60 development, the highest currently allowed height for the
61 property provided in the county's land development regulations,
62 or 3 stories, whichever is higher. For the purposes of this
63 paragraph, the term "adjacent to" means those properties sharing
64 more than one point of a property line, but does not include
65 properties separated by a public road.

66 (e)1.-(d) A proposed development authorized under this

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67 subsection must be administratively approved and no public
68 hearings or any further action by the board of county
69 commissioners or any other quasi-judicial board or reviewing
70 body is required if the development satisfies the county's land
71 development regulations for multifamily developments in areas
72 zoned for such use and is otherwise consistent with the
73 comprehensive plan, with the exception of provisions
74 establishing allowable densities, floor area ratios, height, and
75 land use. Such land development regulations include, but are not
76 limited to, regulations relating to setbacks and parking
77 requirements.

78 2. A county may not restrict the maximum lot size of a
79 proposed development authorized under this paragraph below the
80 highest currently allowed maximum lot size on any unincorporated
81 land in the county where multifamily or mixed-use residential
82 development is allowed under the county's land development
83 regulations.

84 3. A proposed development located within one-quarter mile
85 of a military installation identified in s. 163.3175(2) may not
86 be administratively approved. Each county shall maintain on its
87 website a policy containing procedures and expectations for
88 administrative approval pursuant to this subsection.

89 (f)1. ~~(e)~~ A county must reduce ~~consider reducing~~ parking
90 requirements by at least 20 percent for a proposed development
91 authorized under this subsection if the development:

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92 a. Is located within one-quarter ~~one-half~~ mile of a ~~major~~
93 transit stop, as defined in the county's land development code,
94 and the ~~major~~ transit stop is accessible from the development.

95 b. Is located within one-half mile of a major
96 transportation hub that is accessible from the proposed
97 development by safe, pedestrian-friendly means, such as
98 sidewalks, crosswalks, elevated pedestrian or bike paths, or
99 other multimodal design features.

100 c. Has available parking within 600 feet of the proposed
101 development which may consist of options such as on-street
102 parking, parking lots, or parking garages available for use by
103 residents of the proposed development. However, a county may not
104 require that the available parking compensate for the reduction
105 in parking requirements.

106 2. A county must eliminate parking requirements for a
107 proposed mixed-use residential development authorized under this
108 subsection within an area recognized by the county as a transit-
109 oriented development or area, as provided in paragraph (h).

110 3. For purposes of this paragraph, the term "major
111 transportation hub" means any transit station, whether bus,
112 train, or light rail, which is served by public transit with a
113 mix of other transportation options.

114 (g) ~~(f)~~ For proposed multifamily developments in an
115 unincorporated area zoned for commercial or industrial use which
116 is within the boundaries of a multicounty independent special

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117 district that was created to provide municipal services and is
118 not authorized to levy ad valorem taxes, and less than 20
119 percent of the land area within such district is designated for
120 commercial or industrial use, a county must authorize, as
121 provided in this subsection, such development only if the
122 development is mixed-use residential.

123 (h) A proposed development authorized under this
124 subsection which is located within a transit-oriented
125 development or area, as recognized by the county, must be mixed-
126 use residential and otherwise comply with requirements of the
127 county's regulations applicable to the transit-oriented
128 development or area except for use, height, density, floor area
129 ratio, and parking as provided in this subsection or as
130 otherwise agreed to by the county and the applicant for the
131 development.

132 (i)~~(g)~~ Except as otherwise provided in this subsection, a
133 development authorized under this subsection must comply with
134 all applicable state and local laws and regulations.

135 (j)1. Nothing in this subsection precludes a county from
136 granting a bonus, variance, conditional use, or other special
137 exception for height, density, or floor area ratio in addition
138 to the height, density, and floor area ratio requirements in
139 this subsection.

140 2. Nothing in this subsection precludes a proposed
141 development authorized under this subsection from receiving a

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142 bonus for density, height, or floor area ratio pursuant to an
143 ordinance or regulation of the jurisdiction where the proposed
144 development is located if the proposed development satisfies the
145 conditions to receive the bonus except for any condition which
146 conflicts with this subsection. If a proposed development
147 qualifies for such bonus, the bonus must be administratively
148 approved by the county and no further action by the board of
149 county commissioners is required.

150 (k) As used in this subsection, the term "commercial use"
151 means activities associated with the sale, rental, or
152 distribution of products or the sale or performance of services.
153 The term includes, but is not limited to, retail, office,
154 entertainment, and other for-profit business activities.

155 (l)~~(h)~~ This subsection does not apply to:

156 1. Airport-impacted areas as provided in s. 333.03.

157 2. Property defined as recreational and commercial working
158 waterfront in s. 342.201(2) (b) in any area zoned as industrial.

159 (m)~~(i)~~ This subsection expires October 1, 2033.

160 (8) Any development authorized under paragraph (7) (a) must
161 be treated as a conforming use even after the expiration of
162 subsection (7) and the development's affordability period as
163 provided in paragraph (7) (a), notwithstanding the county's
164 comprehensive plan, future land use designation, or zoning. If
165 at any point during the development's affordability period the
166 development violates the affordability period requirement

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167 provided in paragraph (7) (a), the development must be allowed a
168 reasonable time to cure such violation. If the violation is not
169 cured within a reasonable time, the development must be treated
170 as a nonconforming use.

171 Section 2. Subsection (7) of section 166.04151, Florida
172 Statutes, is amended, and subsection (8) is added to that
173 section, to read:

174 166.04151 Affordable housing.—

175 (7) (a) A municipality must authorize multifamily and
176 mixed-use residential as allowable uses on any site owned by a
177 municipality and in any area zoned for commercial, industrial,
178 or mixed use if at least 40 percent of the residential units in
179 a proposed multifamily ~~rental~~ development are rental units that,
180 for a period of at least 30 years, are affordable as defined in
181 s. 420.0004. Notwithstanding any other law, local ordinance, or
182 regulation to the contrary, a municipality may not require a
183 proposed multifamily development to obtain a zoning or land use
184 change, special exception, conditional use approval, variance,
185 or comprehensive plan amendment for the building height, zoning,
186 and densities authorized under this subsection. For mixed-use
187 residential projects, at least 65 percent of the total square
188 footage must be used for residential purposes.

189 (b) A municipality may not restrict the density of a
190 proposed development authorized under this subsection below the
191 highest currently allowed density on any land in the

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192 municipality where residential development is allowed under the
193 municipality's land development regulations. For purposes of
194 this paragraph, the term "highest currently allowed density"
195 does not include the density of any building that met the
196 requirements of this subsection or the density of any building
197 that has received any bonus, variance, or other special
198 exception for density provided in the municipality's land
199 development regulations as an incentive for development.

200 (c) A municipality may not restrict the floor area ratio
201 of a proposed development authorized under this subsection below
202 150 percent of the highest currently allowed floor area ratio on
203 any land in the municipality where development is allowed under
204 the municipality's land development regulations. For purposes of
205 this paragraph, the term "highest currently allowed floor area
206 ratio" does not include the floor area ratio of any building
207 that met the requirements of this subsection or the floor area
208 ratio of any building that has received any bonus, variance, or
209 other special exception for floor area ratio provided in the
210 municipality's land development regulations as an incentive for
211 development. For purposes of this subsection, the term "floor
212 area ratio" includes floor lot ratio.

213 (d)1.~~(e)~~ A municipality may not restrict the height of a
214 proposed development authorized under this subsection below the
215 highest currently allowed height for a commercial or residential
216 building development located in its jurisdiction within 1 mile

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217 of the proposed development or 3 stories, whichever is higher.
218 For purposes of this paragraph, the term "highest currently
219 allowed height" does not include the height of any building that
220 met the requirements of this subsection or the height of any
221 building that has received any bonus, variance, or other special
222 exception for height provided in the municipality's land
223 development regulations as an incentive for development.

224 2. If the proposed development is adjacent to, on two or
225 more sides, a parcel zoned for single-family residential use
226 that is within a single-family residential development with at
227 least 25 contiguous single-family homes, the municipality may
228 restrict the height of the proposed development to 150 percent
229 of the tallest building on any property adjacent to the proposed
230 development, the highest currently allowed height for the
231 property provided in the municipality's land development
232 regulations, or 3 stories, whichever is higher. For the purposes
233 of this paragraph, the term "adjacent to" means those properties
234 sharing more than one point of a property line, but does not
235 include properties separated by a public road.

236 (e)1.~~(d)~~ A proposed development authorized under this
237 subsection must be administratively approved and no public
238 hearings or any further action by the governing body of the
239 municipality or any other quasi-judicial board or reviewing body
240 is required if the development satisfies the municipality's land
241 development regulations for multifamily developments in areas

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242 zoned for such use and is otherwise consistent with the
243 comprehensive plan, with the exception of provisions
244 establishing allowable densities, floor area ratios, height, and
245 land use. Such land development regulations include, but are not
246 limited to, regulations relating to setbacks and parking
247 requirements.

248 2. A municipality may not restrict the maximum lot size of
249 a proposed development authorized under this paragraph below the
250 highest currently allowed maximum lot size on any unincorporated
251 land in the county where multifamily or mixed-use residential
252 development is allowed under the county's land development
253 regulations.

254 3. A proposed development located within one-quarter mile
255 of a military installation identified in s. 163.3175(2) may not
256 be administratively approved. Each municipality shall maintain
257 on its website a policy containing procedures and expectations
258 for administrative approval pursuant to this subsection.

259 (f)1.(e) A municipality must reduce ~~consider reducing~~
260 parking requirements by at least 20 percent for a proposed
261 development authorized under this subsection if the development:

262 a. Is located within one-quarter ~~one-half~~ mile of a ~~major~~
263 transit stop, as defined in the municipality's land development
264 code, and the ~~major~~ transit stop is accessible from the
265 development.

266 b. Is located within one-half mile of a major

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267 transportation hub that is accessible from the proposed
268 development by safe, pedestrian-friendly means, such as
269 sidewalks, crosswalks, elevated pedestrian or bike paths, or
270 other multimodal design features.

271 c. Has available parking within 600 feet of the proposed
272 development which may consist of options such as on-street
273 parking, parking lots, or parking garages available for use by
274 residents of the proposed development. However, a municipality
275 may not require that the available parking compensate for the
276 reduction in parking requirements.

277 2. A municipality must eliminate parking requirements for
278 a proposed mixed-use residential development authorized under
279 this subsection within an area recognized by the municipality as
280 a transit-oriented development or area, as provided in paragraph
281 (h).

282 3. For purposes of this paragraph, the term "major
283 transportation hub" means any transit station, whether bus,
284 train, or light rail, which is served by public transit with a
285 mix of other transportation options.

286 (g)-(f) A municipality that designates less than 20 percent
287 of the land area within its jurisdiction for commercial or
288 industrial use must authorize a proposed multifamily development
289 as provided in this subsection in areas zoned for commercial or
290 industrial use only if the proposed multifamily development is
291 mixed-use residential.

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292 (h) A proposed development authorized under this
293 subsection which is located within a transit-oriented
294 development or area, as recognized by the municipality, must be
295 mixed-use residential and otherwise comply with requirements of
296 the municipality's regulations applicable to the transit-
297 oriented development or area except for use, height, density,
298 floor area ratio, and parking as provided in this subsection or
299 as otherwise agreed to by the municipality and the applicant for
300 the development.

301 (i)~~(g)~~ Except as otherwise provided in this subsection, a
302 development authorized under this subsection must comply with
303 all applicable state and local laws and regulations.

304 (j)1. Nothing in this subsection precludes a municipality
305 from granting a bonus, variance, conditional use, or other
306 special exception to height, density, or floor area ratio in
307 addition to the height, density, and floor area ratio
308 requirements in this subsection.

309 2. Nothing in this subsection precludes a proposed
310 development authorized under this subsection from receiving a
311 bonus for density, height, or floor area ratio pursuant to an
312 ordinance or regulation of the jurisdiction where the proposed
313 development is located if the proposed development satisfies the
314 conditions to receive the bonus except for any condition which
315 conflicts with this subsection. If a proposed development
316 qualifies for such bonus, the bonus must be administratively

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317 approved by the municipality and no further action by the
318 governing body of the municipality is required.

319 (k) As used in this subsection, the term "commercial use"
320 means activities associated with the sale, rental, or
321 distribution of products or the sale or performance of services.
322 The term includes, but is not limited to, retail, office,
323 entertainment, and other for-profit business activities.

324 ~~(l)-(h)~~ This subsection does not apply to:

325 1. Airport-impacted areas as provided in s. 333.03.

326 2. Property defined as recreational and commercial working
327 waterfront in s. 342.201(2) (b) in any area zoned as industrial.

328 ~~(m)-(i)~~ This subsection expires October 1, 2033.

329 (8) Any development authorized under paragraph (7) (a) must
330 be treated as a conforming use even after the expiration of
331 subsection (7) and the development's affordability period as
332 provided in paragraph (7) (a), notwithstanding the municipality's
333 comprehensive plan, future land use designation, or zoning. If
334 at any point during the development's affordability period the
335 development violates the affordability period requirement
336 provided in paragraph (7) (a), the development must be allowed a
337 reasonable time to cure such violation. If the violation is not
338 cured within a reasonable time, the development must be treated
339 as a nonconforming use.

340 Section 3. An applicant for a proposed development
341 authorized under s. 125.01055(7) or s. 166.04151(7), Florida

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342 Statutes, who submitted an application, written request, or
343 notice of intent to utilize such provisions to the county or
344 municipality and which has been received by the county or
345 municipality, as applicable, before the effective date of this
346 act may notify the county or municipality by July 1, 2024, of
347 its intent to proceed under the provisions of ss. 125.01055(7)
348 or 166.04151(7), Florida Statutes, as they existed at the time
349 of submittal. A county or municipality shall allow an applicant
350 who submitted such application, written request, or notice of
351 intent before the effective date of this act the opportunity to
352 submit a revised application, written request, or notice of
353 intent to account for the changes made by this act.

354 Section 4. Subsection (3) of section 196.1978, Florida
355 Statutes, is amended to read:

356 196.1978 Affordable housing property exemption.—

357 (3)(a) As used in this subsection, the term:

358 1. "Corporation" means the Florida Housing Finance
359 Corporation.

360 2. "Newly constructed" means an improvement to real
361 property which was substantially completed within 5 years before
362 the date of an applicant's first submission of a request for a
363 certification notice ~~or an application for an exemption~~ pursuant
364 to this subsection ~~section, whichever is earlier.~~

365 3. "Substantially completed" has the same meaning as in s.
366 192.042(1).

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367 (b) Notwithstanding ss. 196.195 and 196.196, portions of
368 property in a multifamily project are considered property used
369 for a charitable purpose and are eligible to receive an ad
370 valorem property tax exemption if such portions meet all of the
371 following conditions:

372 1. Provide affordable housing to natural persons or
373 families meeting the income limitations provided in paragraph
374 (d).[†]

375 2.a. Are within a newly constructed multifamily project
376 that contains more than 70 units dedicated to housing natural
377 persons or families meeting the income limitations provided in
378 paragraph (d); or

379 b. Are within a newly constructed multifamily project in
380 an area of critical state concern, as designated by s. 380.0552
381 or chapter 28-36, Florida Administrative Code, which contains
382 more than 10 units dedicated to housing natural persons or
383 families meeting the income limitations provided in paragraph
384 (d). and

385 3. Are rented for an amount that does not exceed the
386 amount as specified by the most recent multifamily rental
387 programs income and rent limit chart posted by the corporation
388 and derived from the Multifamily Tax Subsidy Projects Income
389 Limits published by the United States Department of Housing and
390 Urban Development or 90 percent of the fair market value rent as
391 determined by a rental market study meeting the requirements of

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392 paragraph (1) ~~(m)~~, whichever is less.

393 (c) If a unit that in the previous year received ~~qualified~~
394 ~~for~~ the exemption under this subsection and was occupied by a
395 tenant is vacant on January 1, the vacant unit is eligible for
396 the exemption if the use of the unit is restricted to providing
397 affordable housing that would otherwise meet the requirements of
398 this subsection and a reasonable effort is made to lease the
399 unit to eligible persons or families.

400 (d)1. The property appraiser shall exempt:

401 a. Seventy-five percent of the assessed value of the units
402 in multifamily projects that meet the requirements of this
403 subsection and are ~~Qualified property~~ used to house natural
404 persons or families whose annual household income is greater
405 than 80 percent but not more than 120 percent of the median
406 annual adjusted gross income for households within the
407 metropolitan statistical area or, if not within a metropolitan
408 statistical area, within the county in which the person or
409 family resides; ~~and, must receive an ad valorem property tax~~
410 ~~exemption of 75 percent of the assessed value.~~

411 b.2. From ad valorem property taxes the units in
412 multifamily projects that meet the requirements of this
413 subsection and are ~~Qualified property~~ used to house natural
414 persons or families whose annual household income does not
415 exceed 80 percent of the median annual adjusted gross income for
416 households within the metropolitan statistical area or, if not

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417 within a metropolitan statistical area, within the county in
418 which the person or family resides, ~~is exempt from ad valorem~~
419 ~~property taxes.~~

420 2. When determining the value of a unit for purposes of
421 applying an exemption pursuant to this paragraph, the property
422 appraiser must include in such valuation the proportionate share
423 of the residential common areas, including the land, fairly
424 attributable to such unit.

425 (e) To be eligible to receive an exemption under this
426 subsection, a property owner must submit an application on a
427 form prescribed by the department by March 1 for the exemption,
428 accompanied by a certification notice from the corporation to
429 the property appraiser. The property appraiser shall review the
430 application and determine whether the applicant meets all of the
431 requirements of this subsection and is entitled to an exemption.
432 A property appraiser may request and review additional
433 information necessary to make such determination. A property
434 appraiser may grant an exemption only for a property for which
435 the corporation has issued a certification notice and which the
436 property appraiser determines is entitled to an exemption.

437 (f) To receive a certification notice, a property owner
438 must submit a request to the corporation ~~for certification~~ on a
439 form provided by the corporation which includes all of the
440 following:

441 1. The most recently completed rental market study meeting

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442 the requirements of paragraph (1) ~~(m)~~.

443 2. A list of the units for which the property owner seeks
444 an exemption.

445 3. The rent amount received by the property owner for each
446 unit for which the property owner seeks an exemption. If a unit
447 is vacant and qualifies for an exemption under paragraph (c),
448 the property owner must provide evidence of the published rent
449 amount for each vacant unit.

450 4. A sworn statement, under penalty of perjury, from the
451 applicant restricting the property for a period of not less than
452 3 years to housing persons or families who meet the income
453 limitations under this subsection.

454 (g) The corporation shall review the request for a
455 certification notice and certify whether a property ~~that~~ meets
456 the ~~eligibility~~ criteria of paragraphs (b) and (c) ~~this~~
457 ~~subsection~~. A determination by the corporation regarding a
458 request for a certification notice does not constitute a grant
459 of an exemption pursuant to this subsection or final agency
460 action pursuant to chapter 120.

461 1. If the corporation determines that the property meets
462 the ~~eligibility~~ criteria ~~for an exemption under this subsection,~~
463 the corporation must send a certification notice to the property
464 owner and the property appraiser.

465 2. If the corporation determines that the property does
466 not meet the ~~eligibility~~ criteria, the corporation must notify

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467 the property owner and include the reasons for such
468 determination.

469 (h) The corporation shall post on its website the deadline
470 to submit a request for a certification notice. The deadline
471 must allow adequate time for a property owner to submit a timely
472 application for exemption to the property appraiser.

473 ~~(i) The property appraiser shall review the application
474 and determine if the applicant is entitled to an exemption. A
475 property appraiser may grant an exemption only for a property
476 for which the corporation has issued a certification notice.~~

477 ~~(j)~~ If the property appraiser determines that for any year
478 during the immediately previous 10 years a person who was not
479 entitled to an exemption under this subsection was granted such
480 an exemption, the property appraiser must serve upon the owner a
481 notice of intent to record in the public records of the county a
482 notice of tax lien against any property owned by that person in
483 the county, and that property must be identified in the notice
484 of tax lien. Any property owned by the taxpayer and situated in
485 this state is subject to the taxes exempted by the improper
486 exemption, plus a penalty of 50 percent of the unpaid taxes for
487 each year and interest at a rate of 15 percent per annum. If an
488 exemption is improperly granted as a result of a clerical
489 mistake or an omission by the property appraiser, the property
490 owner improperly receiving the exemption may not be assessed a
491 penalty or interest.

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492 ~~(j)(k)~~ Units subject to an agreement with the corporation
493 pursuant to chapter 420 recorded in the official records of the
494 county in which the property is located to provide housing to
495 natural persons or families meeting the extremely-low-income,
496 very-low-income, or low-income limits specified in s. 420.0004
497 are not eligible for this exemption.

498 ~~(k)(l)~~ Property receiving an exemption pursuant to s.
499 196.1979 is not eligible for this exemption.

500 ~~(l)(m)~~ A rental market study submitted as required by
501 subparagraph (f)1. ~~paragraph (f)~~ must identify the fair market
502 value rent of each unit for which a property owner seeks an
503 exemption. Only a certified general appraiser as defined in s.
504 475.611 may issue a rental market study. The certified general
505 appraiser must be independent of the property owner who requests
506 the rental market study. In preparing the rental market study, a
507 certified general appraiser shall comply with the standards of
508 professional practice pursuant to part II of chapter 475 and use
509 comparable property within the same geographic area and of the
510 same type as the property for which the exemption is sought. A
511 rental market study must have been completed within 3 years
512 before submission of the application.

513 ~~(m)(n)~~ The corporation may adopt rules to implement this
514 section.

515 ~~(n)(o)~~ This subsection first applies to the 2024 tax roll
516 and is repealed December 31, 2059.

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517 Section 5. Subsections (6) and (7) of section 196.1979,
518 Florida Statutes, are renumbered as subsections (8) and (9),
519 respectively, paragraph (b) of subsection (1), subsection (2),
520 paragraphs (d), (f), and (l) of subsection (3), and subsection
521 (5) are amended, and new subsections (6) and (7) are added to
522 that section, to read:

523 196.1979 County and municipal affordable housing property
524 exemption.—

525 (1)

526 (b) Qualified property may receive an ad valorem property
527 tax exemption of:

528 1. Up to 75 percent of the assessed value of each
529 residential unit used to provide affordable housing if fewer
530 than 100 percent of the multifamily project's residential units
531 are used to provide affordable housing meeting the requirements
532 of this section.

533 2. Up to 100 percent of the assessed value of each
534 residential unit used to provide affordable housing if 100
535 percent of the multifamily project's residential units are used
536 to provide affordable housing meeting the requirements of this
537 section.

538 (2) If a residential unit that in the previous year
539 received ~~qualified for~~ the exemption under this section and was
540 occupied by a tenant is vacant on January 1, the vacant unit may
541 qualify for the exemption under this section if the use of the

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542 unit is restricted to providing affordable housing that would
543 otherwise meet the requirements of this section and a reasonable
544 effort is made to lease the unit to eligible persons or
545 families.

546 (3) An ordinance granting the exemption authorized by this
547 section must:

548 (d) Require the local entity to verify and certify
549 property that meets the requirements of the ordinance as
550 qualified property and forward the certification to the property
551 owner and the property appraiser. If the local entity denies the
552 application for certification exemption, it must notify the
553 applicant and include reasons for the denial.

554 (f) Require the property owner to submit an application
555 for exemption, on a form prescribed by the department,
556 accompanied by the certification of qualified property, to the
557 property appraiser no later than the deadline specified in s.
558 196.011 March 1.

559 (1) Require the county or municipality to post on its
560 website a list of ~~certified~~ properties receiving the exemption
561 for the purpose of facilitating access to affordable housing.

562 (5) An ordinance adopted under this section must expire
563 before the fourth January 1 after adoption; however, the board
564 of county commissioners or the governing body of the
565 municipality may adopt a new ordinance to renew the exemption.
566 The board of county commissioners or the governing body of the

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567 municipality shall deliver a copy of an ordinance adopted under
568 this section to the department and the property appraiser within
569 10 days after its adoption, but no later than January 1 of the
570 year such exemption will take effect. If the ordinance expires
571 or is repealed, the board of county commissioners or the
572 governing body of the municipality must notify the department
573 and the property appraiser within 10 days after its expiration
574 or repeal, but no later than January 1 of the year the repeal or
575 expiration of such exemption will take effect.

576 (6) The property appraiser shall review each application
577 for exemption and determine whether the applicant meets all of
578 the requirements of this section and is entitled to an
579 exemption. A property appraiser may request and review
580 additional information necessary to make such determination. A
581 property appraiser may grant an exemption only for a property
582 for which the local entity has certified as qualified property
583 and which the property appraiser determines is entitled to an
584 exemption.

585 (7) When determining the value of a unit for purposes of
586 applying an exemption pursuant to this section, the property
587 appraiser must include in such valuation the proportionate share
588 of the residential common areas, including the land, fairly
589 attributable to such unit.

590 Section 6. The amendments made by this act to ss. 196.1978
591 and 196.1979, Florida Statutes, are intended to be remedial and

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592 clarifying in nature and apply retroactively to January 1, 2024.

593 Section 7. Subsection (5) of section 333.03, Florida
594 Statutes, is renumbered as subsection (6), and a new subsection
595 (5) is added to that section, to read:

596 333.03 Requirement to adopt airport zoning regulations.—

597 (5) Sections 125.01055(7) and 166.04151(7) do not apply to
598 any of the following:

599 (a) A proposed development near a commercial service
600 airport, as defined in s. 332.0075(1), runway within one-quarter
601 of a mile laterally from the runway edge and within an area that
602 is the width of one-quarter of a mile extending at right angles
603 from the end of the runway for a distance of 10,000 feet of any
604 existing runway or planned runway identified in the local
605 government's airport master plan.

606 (b) A proposed development within any airport noise zone
607 identified in the federal land use compatibility table or
608 currently in a land-use zoning or airport noise regulation
609 adopted by the local government.

610 (c) A proposed development that exceeds maximum height
611 restrictions identified in the political subdivision's airport
612 zoning regulation adopted pursuant to this section.

613 Section 8. Subsection (35) of section 420.507, Florida
614 Statutes, is amended to read:

615 420.507 Powers of the corporation.—The corporation shall
616 have all the powers necessary or convenient to carry out and

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617 effectuate the purposes and provisions of this part, including
618 the following powers which are in addition to all other powers
619 granted by other provisions of this part:

620 (35) To preclude any applicant, sponsor, or affiliate of
621 an applicant or sponsor from further participation in any of the
622 corporation's programs as provided in s. 420.518, ~~any applicant~~
623 ~~or affiliate of an applicant which has made a material~~
624 ~~misrepresentation or engaged in fraudulent actions in connection~~
625 ~~with any application for a corporation program.~~

626 Section 9. Paragraph (b) of subsection (1) of section
627 420.50871, Florida Statutes, is amended, and subsection (6) is
628 added to that section, to read:

629 420.50871 Allocation of increased revenues derived from
630 amendments to s. 201.15 made by ch. 2023-17.—Funds that result
631 from increased revenues to the State Housing Trust Fund derived
632 from amendments made to s. 201.15 made by chapter 2023-17, Laws
633 of Florida, must be used annually for projects under the State
634 Apartment Incentive Loan Program under s. 420.5087 as set forth
635 in this section, notwithstanding ss. 420.507(48) and (50) and
636 420.5087(1) and (3). The Legislature intends for these funds to
637 provide for innovative projects that provide affordable and
638 attainable housing for persons and families working, going to
639 school, or living in this state. Projects approved under this
640 section are intended to provide housing that is affordable as
641 defined in s. 420.0004, notwithstanding the income limitations

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642 in s. 420.5087(2). Beginning in the 2023-2024 fiscal year and
643 annually for 10 years thereafter:

644 (1) The corporation shall allocate 70 percent of the funds
645 provided by this section to issue competitive requests for
646 application for the affordable housing project purposes
647 specified in this subsection. The corporation shall finance
648 projects that:

649 (b)1. Address urban infill, including conversions of
650 vacant, dilapidated, or functionally obsolete buildings or the
651 use of underused commercial property.

652 2. As used in this paragraph, the term "urban infill" has
653 the same meaning as in s. 163.3164. The term includes the
654 development or redevelopment of mobile home parks and
655 manufactured home communities that meet the urban infill
656 criteria, in addition to the criteria of redevelopment of
657 affordable housing development as provided under paragraph
658 (1)(a).

659 (6) A project financed under this section may not require
660 that low-income housing tax credits under s. 42 of the Internal
661 Revenue Code or tax-exempt bond financing be a part of the
662 financing structure for the project.

663 Section 10. Subsection (2) of section 420.50872, Florida
664 Statutes, is amended to read:

665 420.50872 Live Local Program.—

666 (2) RESPONSIBILITIES OF THE CORPORATION; PROHIBITIONS.—

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667 (a) The corporation shall:

668 ~~1.(a)~~ Expend 100 percent of eligible contributions
669 received under this section for the State Apartment Incentive
670 Loan Program under s. 420.5087. However, the corporation may use
671 up to \$25 million of eligible contributions to provide loans for
672 the construction of large-scale projects of significant regional
673 impact. Such projects must include a substantial civic,
674 educational, or health care use and may include a commercial
675 use, any of which must be incorporated within or contiguous to
676 the project property. Such a loan must be made, except as
677 otherwise provided in this subsection, in accordance with the
678 practices and policies of the State Apartment Incentive Loan
679 Program. Such a loan is subject to the competitive application
680 process and may not exceed 25 percent of the total project cost.
681 The corporation must find that the loan provides a unique
682 opportunity for investment alongside local government
683 participation that would enable creation of a significant amount
684 of affordable housing. Projects approved under this section are
685 intended to provide housing that is affordable as defined in s.
686 420.0004, notwithstanding the income limitations in s.
687 420.5087(2).

688 ~~2.(b)~~ Upon receipt of an eligible contribution, provide
689 the taxpayer that made the contribution with a certificate of
690 contribution. A certificate of contribution must include the
691 taxpayer's name; its federal employer identification number, if

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692 available; the amount contributed; and the date of contribution.

693 ~~3.(e)~~ Within 10 days after issuing a certificate of
694 contribution, provide a copy to the Department of Revenue.

695 (b) A project financed under this section may not require
696 that low-income housing tax credits under s. 42 of the Internal
697 Revenue Code or tax-exempt bond financing be a part of the
698 financing structure for the project.

699

700 -----

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

702 Remove lines 14-86 and insert:
703 developments under certain circumstances; prohibiting
704 counties and municipalities, respectively, from using
705 public hearings or any other quasi-judicial board or
706 reviewing body to approve a proposed development in
707 certain circumstances; prohibiting counties and
708 municipalities, respectively, from restricting the
709 maximum lot size of a proposed development below a
710 specified size allowed under land development
711 regulations; prohibiting the administrative approval
712 by counties and municipalities, respectively, of a
713 proposed development within a specified proximity to a
714 military installation; requiring counties and
715 municipalities, respectively, to maintain a certain
716 policy on their websites; requiring counties and

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717 municipalities, respectively, to reduce parking
718 requirements by a specified percentage under certain
719 circumstances; requiring counties and municipalities,
720 respectively, to reduce or eliminate parking
721 requirements for certain proposed mixed-use
722 developments that meet certain requirements; providing
723 certain requirements for developments located within a
724 transit-oriented development or area; defining the
725 term "major transportation hub"; providing
726 requirements for developments authorized located
727 within a transit-oriented development or area;
728 clarifying that a county or municipality,
729 respectively, is not precluded from granting
730 additional exceptions; clarifying that a proposed
731 development is not precluded from receiving a bonus
732 for density, height, or floor area ratio if specified
733 conditions are satisfied; requiring that such bonuses
734 be administratively approved by counties and
735 municipalities, respectively; defining the term
736 "commercial use"; revising applicability; authorizing
737 that specified developments be treated as a conforming
738 use under certain circumstances; authorizing that
739 specified developments be treated as a nonconforming
740 use under certain circumstances; authorizing an
741 applicant for certain proposed development to notify a

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742 county or municipality, as applicable, of its intent
743 to proceed under certain provisions; requiring
744 counties and municipalities to allow certain
745 applicants to submit a revised application, written
746 request, or notice of intent; amending s. 196.1978,
747 F.S.; revising the definition of the term "newly
748 constructed"; revising conditions for when multifamily
749 projects are considered property used for a charitable
750 purpose and are eligible to receive an ad valorem
751 property tax exemption; requiring property appraisers
752 to make certain exemptions from ad valorem property
753 taxes; providing the method for determining the value
754 of a unit for certain purposes; requiring property
755 appraisers to review certain applications and make
756 certain determinations; authorizing property
757 appraisers to request and review additional
758 information; authorizing property appraisers to grant
759 exemptions only under certain conditions; revising
760 requirements for property owners seeking a
761 certification notice from the Florida Housing Finance
762 Corporation; providing that a certain determination by
763 the corporation does not constitute an exemption;
764 conforming provisions to changes made by the act;
765 amending s. 196.1979, F.S.; revising the value to
766 which a certain ad valorem property tax exemption

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767 applies; revising a condition of eligibility for
768 vacant residential units to qualify for a certain ad
769 valorem property tax exemption; revising the deadline
770 for an application for exemption; revising deadlines
771 by which boards and governing bodies must deliver to
772 or notify the Department of Revenue of the adoption,
773 repeal, or expiration of certain ordinances; requiring
774 property appraisers to review certain applications and
775 make certain determinations; authorizing property
776 appraisers to request and review additional
777 information; authorizing property appraisers to grant
778 exemptions only under certain conditions; providing
779 the method for determining the value of a unit for
780 certain purposes; providing for retroactive
781 application; amending s. 333.03, F.S.; excluding
782 certain proposed developments from specified airport
783 zoning provisions; amending s. 420.507, F.S.; revising
784 the enumerated powers of the corporation; amending s.
785 420.50871, F.S.; defining the term "urban infill";
786 prohibiting certain projects from requiring certain
787 tax credits or bond financing; amending s. 420.50872,
788 F.S.; prohibiting certain projects from requiring
789 certain tax credits or bond financing;