

1 A bill to be entitled
 2 An act relating to resale-restricted affordable
 3 housing; creating s. 193.0181, F.S.; defining terms;
 4 specifying that resale-restricted affordable housing
 5 is a land-use regulation and subject to a certain
 6 limitation; requiring the property appraiser to
 7 consider such limitation to arrive at just valuation;
 8 requiring owners of resale-restricted affordable
 9 housing to submit a specified application to the
 10 property appraiser; specifying the contents of such
 11 application; providing an effective date.

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 13 Be It Enacted by the Legislature of the State of Florida:

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 15 **Section 1. Section 193.0181, Florida Statutes, is created**
 16 **to read:**

17 193.0181 Resale-restricted affordable housing for
 18 homeownership.-

19 (1) As used in this section, the terms:

20 (a) "501(c)(3) housing organization" means a nonprofit
 21 entity that is qualified as charitable under s. 501(c)(3) of the
 22 Internal Revenue Code and has a primary purpose to provide
 23 affordable housing for extremely-low-income, very-low-income,
 24 low-income, or moderate-income natural persons or families.

25 (b) "Affordable housing" means property used to provide

26 affordable housing for homeownership to eligible persons as
27 defined in s. 159.603(7) and natural persons or families meeting
28 the extremely-low-income, very-low-income, low-income, or
29 moderate-income limits specified in s. 420.0004.

30 (c) "Resale-restricted" means a legally enforceable deed
31 restriction lasting 15 years or longer which is recorded in the
32 official public records of the county in which the property is
33 located and limits the property's resale on the open market to
34 an income-eligible buyer for a specified period of time. Resale-
35 restricted property includes, but is not limited to, housing
36 purchased or constructed with government assistance; housing
37 purchased from a 501(c)(3) housing organization; or housing
38 purchased from a 501(c)(3) housing organization and subject to a
39 99-year ground lease.

40 (2) Resale-restricted affordable housing is a land use
41 regulation and a limitation on the highest and best use of the
42 property during the period of time the property is resale-
43 restricted. The property appraiser shall consider such
44 limitation to arrive at just valuation of the property under s.
45 193.011. Owners of resale-restricted affordable housing must
46 submit to the property appraiser an application on a form
47 created by the department. Such application must specify the
48 legal limitation on the property and include an affidavit,
49 signed under penalty of perjury, affirming the owner's
50 obligation to abide by the resale restriction placed upon the

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51 | property.

52 | **Section 2.** This act shall take effect July 1, 2025.