

By Senator Gaetz

1-00568-25

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1 A bill to be entitled
2 An act relating to affordable housing; amending s.
3 163.31771, F.S.; requiring, rather than authorizing, a
4 local government to adopt an ordinance to allow
5 accessory dwelling units in certain areas; prohibiting
6 such an ordinance from increasing parking
7 requirements; providing applicability of such an
8 ordinance; creating s. 420.5098, F.S.; requiring the
9 Florida Housing Finance Corporation to establish a
10 model program that uses mezzanine finance for a
11 certain purpose; requiring the corporation to consult
12 with a specified entity; amending s. 420.615, F.S.;
13 authorizing a local government to provide a density
14 bonus incentive to landowners who make certain real
15 property donations to assist in the provision of
16 affordable housing for military families; providing an
17 effective date.

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

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21 Section 1. Subsection (3) of section 163.31771, Florida
22 Statutes, is amended to read:

23 163.31771 Accessory dwelling units.—

24 (3) A local government shall ~~may~~ adopt an ordinance to
25 allow accessory dwelling units, without any corresponding
26 increase in parking requirements, in any area zoned for single-
27 family residential use. Such ordinance does not apply to a
28 planned unit development or master planned community as those
29 terms are defined in s. 163.3202 (5) (b) 2.

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30 Section 2. Section 420.5098, Florida Statutes, is created
31 to read:

32 420.5098 Mezzanine finance model program.—The Florida
33 Housing Finance Corporation shall establish a model program that
34 uses mezzanine finance to encourage local housing authorities to
35 stimulate the supply of affordable housing for owner occupancy.
36 The corporation shall consult with the Shimberg Center for
37 Housing Studies at the University of Florida on the design of
38 the program. The corporation shall select counties in which to
39 implement the program.

40 Section 3. Subsection (1) of section 420.615, Florida
41 Statutes, is amended to read:

42 420.615 Affordable housing land donation density bonus
43 incentives.—

44 (1) A local government may provide density bonus incentives
45 pursuant to the provisions of this section to any landowner who
46 voluntarily donates fee simple interest in real property to the
47 local government for the purpose of assisting the local
48 government in providing affordable housing, including housing
49 that is affordable for military families receiving the basic
50 allowance for housing. Donated real property must be determined
51 by the local government to be appropriate for use as affordable
52 housing and must be subject to deed restrictions to ensure that
53 the property will be used for affordable housing.

54 Section 4. This act shall take effect July 1, 2025.