

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.

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
45 | incentives pursuant to the provisions of this section to any
46 | landowner who voluntarily donates fee simple interest in real
47 | property to the local government for the purpose of assisting
48 | the local government in providing affordable housing, including
49 | housing that is affordable for military families receiving the
50 | basic allowance for housing. Donated real property must be

51 | determined by the local government to be appropriate for use as
52 | affordable housing and must be subject to deed restrictions to
53 | ensure that the property will be used for affordable housing.

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