

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. HB 365 (2025)

Amendment No. 1

COMMITTEE/SUBCOMMITTEE ACTION

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WITHDRAWN        (Y/N)  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

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Committee/Subcommittee hearing bill: Housing, Agriculture &  
Tourism Subcommittee

Representative Tendrich offered the following:

**Amendment (with title amendment)**

Remove everything after the enacting clause and insert:

**Section 1. Subsection (4) is added to section 83.46,**

**Florida Statutes, to read:**

83.46 Rent; duration of tenancies.—

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

1. "Affordable" has the same meaning as in s. 420.0004.

2. "Dwelling unit" means a dwelling unit that qualifies as  
affordable housing in which the landlord is receiving federal,  
state, or local funding or tax incentives because of the  
dwelling unit's status as an affordable housing unit.

(b) A landlord of a dwelling unit may not increase the rent during the term of the rental agreement.

1. Prohibit a landlord from increasing the rent for a dwelling unit when a tenant is renewing his or her rental agreement.

2. Apply to a rental agreement for a dwelling unit when a rent increase of a specific dollar amount, on a date certain, is set forth in the rental agreement that was executed by the landlord and the tenant.

(d) This subsection applies to rental agreements that have a term of 13 months or less and are entered into on or after July 1, 2026.

Remove everything before the enacting clause and insert:

An act relating to rent of affordable housing dwelling units; amending s. 83.46, F.S.; defining the terms "affordable" and "dwelling unit"; prohibiting landlords of dwelling units from increasing rent during the term of a rental agreement; providing an exception; providing applicability; providing an effective date.