

1 A bill to be entitled
2 An act relating to rent of affordable housing dwelling
3 units; amending s. 83.46, F.S.; defining the term
4 "affordable"; prohibiting certain landlords of
5 specified dwelling units from increasing rent during
6 the term of a rental agreement; providing exceptions;
7 providing applicability; providing an effective date.
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9 Be It Enacted by the Legislature of the State of Florida:

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11 **Section 1. Subsection (4) is added to section 83.46,**
12 **Florida Statutes, to read:**

13 83.46 Rent; duration of tenancies.—

14 (4) (a) As used in this subsection, the term "affordable"
15 has the same meaning as in s. 420.0004.

16 (b) A person who is a landlord of a dwelling unit that
17 qualifies as affordable housing and who has received federal,
18 state, or local funding or tax incentives because of the
19 dwelling unit's status as an affordable housing unit, may not
20 increase the rent of the dwelling unit during the term of a
21 rental agreement.

22 (c) This subsection does not prohibit a landlord from
23 increasing the rent of a dwelling unit:

24 1. That qualifies as affordable housing when a tenant is
25 renewing his or her rental agreement; or

26 2. If the increase is required for compliance with federal
27 laws, rules, or regulations.

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

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