



343700

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/25/2025	.	
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The Committee on Judiciary (Bernard) recommended the following:

**Senate Amendment (with title amendment)**

Delete 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(3).

2. "Base rent" means the initial rent for a dwelling unit  
charged by a landlord which is calculated based on a formula



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12 dictated by an affordable housing program and which is based on  
13 the most recent publication of the federal Department of Housing  
14 and Urban Development's Area Median Income; based on reasonable  
15 rent calculated by a public housing agency; or is otherwise  
16 based on the terms of the affordable housing program. Base rent  
17 applies before deduction of monthly housing assistance payments  
18 or the like to calculate a monthly net rent payable by the  
19 tenant.

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

26 (c) This subsection does not prohibit a landlord from  
27 increasing the base rent of a dwelling unit that qualifies as  
28 affordable housing when a tenant is renewing his or her rental  
29 agreement, or prohibit changes to the net rent based on changes  
30 to the tenant's qualifications for a housing assistance payment  
31 under the terms of such affordable housing program.

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

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

37 ===== T I T L E A M E N D M E N T =====

38 And the title is amended as follows:

39 Delete everything before the enacting clause  
40 and insert:



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41                                   A bill to be entitled  
42           An act relating to rent of affordable housing dwelling  
43           units; amending s. 83.46, F.S.; defining the terms  
44           "affordable" and "base rent"; prohibiting certain  
45           landlords of specified dwelling units from increasing  
46           the base rent during the term of a rental agreement;  
47           providing construction; providing applicability;  
48           providing an effective date.