

By Senator Bernard

24-01138-25

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1                   A bill to be entitled  
2           An act relating to rent of affordable housing dwelling  
3           units; amending s. 83.46, F.S.; prohibiting certain  
4           landlords of specified dwelling units from increasing  
5           rent during the term of a rental agreement; providing  
6           construction; defining the term "affordable";  
7           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 person who is a landlord of a dwelling unit that  
15 qualifies as affordable housing and who has received federal,  
16 state, or local funding or tax incentives because of the  
17 dwelling unit's status as an affordable housing unit may not  
18 increase the rent of the dwelling unit during the term of a  
19 rental agreement. This subsection does not prohibit a landlord  
20 from increasing the rent of a dwelling unit that qualifies as  
21 affordable housing when a tenant is renewing his or her rental  
22 agreement. As used in this subsection, the term "affordable" has  
23 the same meaning as in s. 420.0004.

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