

By the Committee on Judiciary; and Senator Bernard

590-02863-25

2025382c1

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 terms
4 "affordable" and "base rent"; prohibiting certain
5 landlords of specified dwelling units from increasing
6 the base rent during the term of a rental agreement;
7 providing construction; providing applicability;
8 providing an effective date.

9
10 Be It Enacted by the Legislature of the State of Florida:

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

14 83.46 Rent; duration of tenancies.—

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

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

17 2. "Base rent" means the initial rent for a dwelling unit
18 charged by a landlord which is calculated based on a formula
19 dictated by an affordable housing program and which is based on
20 the most recent publication of the United States Department of
21 Housing and Urban Development's Area Median Income; based on
22 reasonable rent calculated by a public housing agency; or is
23 otherwise based on the terms of the affordable housing program.
24 Base rent applies before deduction of monthly housing assistance
25 payments or the like to calculate a monthly net rent payable by
26 the tenant.

27 (b) A person that is a landlord of a dwelling unit that
28 qualifies as affordable housing and who has received federal,
29 state, or local funding or tax incentives because of the

590-02863-25

2025382c1

30 dwelling unit's status as an affordable housing unit may not
31 increase the base rent of the dwelling unit during the term of a
32 rental agreement.

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

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

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