

1                                   A bill to be entitled  
 2           An act relating to local government approval of  
 3           affordable housing property tax exemptions; amending  
 4           s. 196.1978, F.S.; expanding a property tax exemption  
 5           on certain multifamily projects; providing  
 6           requirements for such exemption; authorizing local  
 7           governments to approve certain properties for such  
 8           exemption; providing requirements for the local  
 9           governing body; requiring an annual report; providing  
 10          an effective date.

11  
 12   Be It Enacted by the Legislature of the State of Florida:

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 14           **Section 1. Paragraphs (b) and (g) of subsection (4) of**  
 15 **section 196.1978, Florida Statutes, are amended, and a new**  
 16 **paragraph (g) is added to that subsection, to read:**

17           196.1978 Affordable housing property exemption.—  
 18           (4)  
 19           (b) The multifamily project must:  
 20           1. Be composed of an improvement to land where an  
 21           improvement did not previously exist or the construction of a  
 22           new improvement where an old improvement was removed, which was  
 23           substantially completed within 2 years before the first  
 24           submission of an application for exemption under this  
 25           subsection. For purposes of this subsection, the term

HB 617

2025

26 "substantially completed" has the same definition as in s.  
27 192.042(1).

28 2. Contain more than 70 units that are used to provide  
29 affordable housing to natural persons or families meeting the  
30 extremely-low-income, very-low-income, or low-income limits  
31 specified in s. 420.0004.

32 3. Be subject to either:

33 a. A land use restriction agreement that is recorded in  
34 the public records of the county in which the property is  
35 located, requiring the property to provide affordable housing  
36 for a minimum of 30 years, and that has been approved to receive  
37 the exemption by the local government; or

38 b. An agreement with the Florida Housing Finance  
39 Corporation recorded in the official records of the county in  
40 which the property is located that requires that the property be  
41 used for 99 years to provide affordable housing to natural  
42 persons or families meeting the extremely-low-income, very-low-  
43 income, low-income, or moderate-income limits specified in s.  
44 420.0004. The agreement must include a provision for a penalty  
45 for ceasing to provide affordable housing under the agreement  
46 before the end of the agreement term that is equal to 100  
47 percent of the total amount financed by the corporation  
48 multiplied by each year remaining in the agreement. The  
49 agreement may be terminated or modified without penalty if the  
50 exemption under this subsection is repealed.

51  
52 The property is no longer eligible for this exemption if the  
53 property no longer serves extremely-low-income, very-low-income,  
54 or low-income persons pursuant to the recorded agreement or  
55 land-use restriction.

56 (g) A local governing body may approve a project used to  
57 provide affordable housing for an ad valorem tax exemption under  
58 sub-subparagraph (b)3.a.

59 1. A local governing body approving such exemption must  
60 ensure:

61 a. The property serves persons or families who are  
62 extremely-low-income, very-low-income, low-income, or moderate-  
63 income, as defined in s. 420.0004.

64 b. The property is subject to a recorded land-use  
65 restriction agreement that remains in effect for at least 30  
66 years.

67 c. Annual compliance reviews are conducted by the property  
68 appraiser's office to confirm eligibility.

69 2. A local government that has approved an exemption under  
70 this subsection must submit an annual report to the Department  
71 of Revenue with the following information:

72 a. The total number exemptions approved by the local  
73 government.

74 b. The total number of housing units provided by projects  
75 approved for the exemption and the income categories served.

76 | c. The number of exemptions found to be in noncompliance  
77 | and the number of exemptions that have been revoked.

78 | (h)-(g) This subsection first applies to the 2026 tax roll.

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