

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 943 (2025)

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED \_\_\_\_\_ (Y/N)

ADOPTED AS AMENDED \_\_\_\_\_ (Y/N)

ADOPTED W/O OBJECTION \_\_\_\_\_ (Y/N)

FAILED TO ADOPT \_\_\_\_\_ (Y/N)

WITHDRAWN \_\_\_\_\_ (Y/N)

OTHER

Committee/Subcommittee hearing bill: Intergovernmental Affairs  
Subcommittee

Representative Lopez, V. offered the following:

**Amendment (with title amendment)**

Remove lines 274-1517 and insert:

limiting the maximum percentage of affordable housing units  
within a project within a certain geographic area or within a  
certain distance from another affordable housing project, or  
that otherwise prohibits affordable housing in areas zoned for  
such use.

(6) Notwithstanding any other law or local ordinance or  
regulation to the contrary, the board of county commissioners  
may approve the development of housing that is affordable, as  
defined in s. 420.0004, including, but not limited to, a mixed-  
use residential development, on any parcel zoned for commercial

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

17 or industrial use, or on any parcel, including any contiguous  
18 parcel connected thereto, that is owned by a religious  
19 institution, as defined in s. 170.201(2), that contains a house  
20 of public worship, regardless of the underlying zoning, so long  
21 as at least 10 percent of the units included in the project are  
22 for housing that is affordable. The provisions of this  
23 subsection are self-executing and do not require the board of  
24 county commissioners to adopt an ordinance or a regulation  
25 before using the approval process in this subsection.

26 (7)(a) As used in this subsection, regardless of  
27 terminology used in a county's land development regulations, the  
28 term:

29 1. "Allowable density" means the density prescribed for  
30 the property without additional requirements to procure and  
31 transfer density units or development units from other  
32 properties.

33 2. "Allowable use" means the intended uses identified in a  
34 county's land development regulations which are authorized  
35 within a zoning category as a use by right, without the  
36 requirement to obtain a variance or waiver. The term does not  
37 include uses that are accessory, ancillary, or incidental to the  
38 allowable uses or allowed only on a temporary basis.

39 3. "Commercial use" means activities associated with the  
40 sale, rental, or distribution of products or the sale or  
41 performance of services. The term includes, but is not limited

Amendment No.

42 to, retail, office, entertainment, hotels, and other for-profit  
43 business activities. The term does not include vacation rentals  
44 as classified in s. 509.242(1)(c); home-based businesses or  
45 cottage food operations performed on residential property; or  
46 uses that are accessory, ancillary, or incidental to the  
47 allowable uses or allowed only on a temporary basis.

48 4. "Industrial use" means activities associated with the  
49 manufacture, assembly, processing, or storage of products or the  
50 performance of related services.

51 5. "Mixed use" means areas that include both residential  
52 and nonresidential uses, notwithstanding any local land  
53 development regulation categorization or title, regardless of  
54 whether the residential or nonresidential uses are permitted as  
55 principal use, conditional use, ancillary use, special use,  
56 unusual use, accessory use, planned unit development, or planned  
57 development. Nonresidential use includes, but is not limited to,  
58 retail, office, hotel, lodging, civic, institutional, parking,  
59 utilities, or other commercial uses.

60 6. "Planned unit development" has the same meaning as in  
61 s. 163.3202(5)(b).

62 (b)1.~~(a)~~ Notwithstanding any other law, local ordinance,  
63 or regulation to the contrary, including any local moratorium  
64 established after March 29, 2023, a county must authorize  
65 multifamily and mixed-use residential as allowable uses on any  
66 parcel owned and authorized by the county, a district school

Amendment No.

board, or a religious institution as defined in s. 170.201(2),  
and in any area zoned for commercial, industrial, or mixed use;  
or on any parcel within a planned unit development permitted for  
commercial, industrial, or mixed use, if at least 40 percent of  
the residential units in a proposed multifamily or mixed-use  
residential development are rental units that, for a period of  
at least 30 years, are affordable as defined in s. 420.0004. A  
county may authorize the inclusion of an adjacent parcel of land  
as part of the multifamily development, regardless of the land  
use designation of the adjacent parcel, if the residential units  
to be built on the adjacent parcel comply with the requirements  
of this subsection. This subparagraph does not apply to  
moratoria imposed to address stormwater or flood water  
management, to address the supply of potable water, or due to  
the necessary repair of sanitary sewer systems, if such  
moratoria apply equally to all types of multifamily or mixed-use  
residential development.

2. Notwithstanding any other law, local ordinance, or  
regulation to the contrary, a county may not require a proposed  
multifamily or mixed-use residential development to acquire or  
transfer density, density units, or development units or obtain  
an amendment to a development of regional impact, amendment to a  
development agreement, or amendment to a restrictive covenant or  
a zoning or land use change, special exception, conditional use  
approval, variance, or comprehensive plan amendment, or any

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

92 other approval for the building height, zoning, and densities  
93 authorized under this subsection.

94 3. For mixed-use residential projects, at least 65 percent  
95 of the total square footage must be used for residential  
96 purposes. A county may not require more than 10 percent of the  
97 total square footage to be used for nonresidential purposes.

98 4. Affordable or workforce units that qualify for  
99 incentives under local regulations as contemplated by subsection  
100 (4) may also qualify as affordable under this subsection if the  
101 units satisfy the requirements of s. 420.0004 and the local  
102 regulations.

103 (c) ~~(b)~~ A county may not directly restrict or take action  
104 that has the effect of restricting the density of a proposed  
105 multifamily or mixed-use residential development authorized  
106 under this subsection below the highest ~~currently allowed~~  
107 density allowed on or after July 1, 2023, on any unincorporated  
108 land in the county where residential development is allowed  
109 under the county's land development regulations. For purposes of  
110 this paragraph, the term "highest ~~currently allowed~~ density"  
111 does not include the density of any building that met the  
112 requirements of this subsection or the density of any building  
113 that has received any bonus, variance, or other special  
114 exception for density provided in the county's land development  
115 regulations as an incentive for development. For purposes of  
116 this paragraph, to "directly restrict" or to "take action that

Amendment No.

117 has the effect of restricting" density includes requirements to  
118 procure or transfer density units or development units from  
119 other properties.

120 (d) A county may not directly restrict or take action that  
121 has the effect of restricting the maximum lot size of a proposed  
122 multifamily or mixed-use residential development authorized  
123 under this paragraph below the largest maximum lot size allowed  
124 on or after July 1, 2023, on any unincorporated land in the  
125 county where multifamily or mixed-use residential development is  
126 allowed pursuant to the county's land development regulations. A  
127 county may not restrict the maximum lot coverage of a proposed  
128 multifamily or mixed-use residential development authorized  
129 under this paragraph below 70 percent.

130 (e)-(e) A county may not directly restrict or take action  
131 that has the effect of restricting the floor area ratio of a  
132 proposed multifamily or mixed-use residential development  
133 authorized under this subsection below 150 percent of the  
134 highest ~~currently allowed~~ floor area ratio allowed on or after  
135 May 16, 2024, on any unincorporated land in the county where  
136 development is allowed under the county's land development  
137 regulations. For purposes of this paragraph, the term "highest  
138 ~~currently allowed~~ floor area ratio" does not include the floor  
139 area ratio of any building that met the requirements of this  
140 subsection or the floor area ratio of any building that has  
141 received any bonus, variance, or other special exception for

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

142 floor area ratio provided in the county's land development  
143 regulations as an incentive for development. For purposes of  
144 this subsection, the term "floor area ratio" includes floor lot  
145 ratio.

146 (f)-(d)1. A county may not directly restrict or take action  
147 that has the effect of restricting the height of a proposed  
148 multifamily or mixed-use residential development authorized  
149 under this subsection below the highest ~~currently allowed~~ height  
150 allowed on or after July 1, 2023, for a commercial or  
151 residential building located in its jurisdiction within 1 mile  
152 of the proposed development or 3 stories, whichever is higher.  
153 For purposes of this paragraph, the term "highest ~~currently~~  
154 ~~allowed~~ height" does not include the height of any building that  
155 met the requirements of this subsection or the height of any  
156 building that has received any bonus, variance, or other special  
157 exception for height provided in the county's land development  
158 regulations as an incentive for development.

159 2. If the proposed multifamily or mixed-use residential  
160 development is adjacent to, on two or more sides, a parcel zoned  
161 for single-family residential use which is within a single-  
162 family residential development with at least 25 contiguous  
163 single-family homes, the county may restrict the height of the  
164 proposed development to 150 percent of the tallest building on  
165 any property adjacent to the proposed development, the highest  
166 ~~currently allowed~~ height allowed on or after July 1, 2023, for

Amendment No.

the property provided in the county's land development regulations, or 3 stories, whichever is higher. For the purposes of this paragraph, the term "adjacent to" means those properties sharing more than one point of a property line, but does not include properties separated by a public road.

(g)1.(e) A proposed multifamily or mixed-use residential development authorized under this subsection must be administratively approved and no further action by the board of county commissioners or any quasi-judicial board of the reviewing body is not authorized required if the development satisfies the county's land development regulations for multifamily or mixed-use residential developments in areas zoned for such use, density, intensity, and height, and is otherwise consistent with the comprehensive plan, with the exception of provisions establishing allowable densities, floor area ratios, height, and land use, including mixed-use and minimum nonresidential or commercial floor area requirements. The removal or demolition of an existing structure to be performed as part of the proposed development must also be administratively approved. A proposed development authorized under this subsection must be treated as a conforming use, notwithstanding the county's comprehensive plan, future land use designation, or zoning. Such land development regulations include, but are not limited to, regulations relating to setbacks and parking requirements.

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

192       2. A county may not initiate or enforce zoning-in-progress  
193 or a building moratorium on a proposed development that is  
194 subject to this subsection and for which the county has approved  
195 the development's preliminary site plan. This subparagraph does  
196 not apply to moratoria imposed to address stormwater or flood  
197 water management, to address the supply of potable water, or due  
198 to the necessary repair of sanitary sewer systems, if such  
199 moratoria apply equally to all types of multifamily or mixed-use  
200 residential development.

201       3. A proposed development located within one-quarter mile  
202 of a military installation identified in s. 163.3175(2) may not  
203 be administratively approved.

204       4. Each county shall maintain on its website a policy  
205 containing the zoning map and zoning regulations as outlined in  
206 this section and the procedures and expectations for  
207 administrative approval pursuant to this subsection.

208       ~~(h)(f)1.~~ A county must reduce ~~consider reducing~~ parking  
209 requirements by at least 20 percent for a proposed development  
210 authorized under this subsection, or by 100 percent for  
211 structures that are 20,000 square feet or less if the  
212 ~~development is located within one-quarter mile of a transit~~  
213 ~~stop, as defined in the county's land development code, and the~~  
214 ~~transit stop is accessible from the development.~~

215       ~~2. A county must reduce parking requirements by at least~~  
216 ~~20 percent for a proposed development authorized under this~~

Amendment No.

~~subsection if the development:~~

~~a. Is located within one-half mile of a major transportation hub that is accessible from the proposed development by safe, pedestrian-friendly means, such as sidewalks, crosswalks, elevated pedestrian or bike paths, or other multimodal design features.~~

~~b. Has available parking within 600 feet of the proposed development which may consist of options such as on-street parking, parking lots, or parking garages available for use by residents of the proposed development. However, a county may not require that the available parking compensate for the reduction in parking requirements.~~

~~3. A county must eliminate parking requirements for a proposed mixed-use residential development authorized under this subsection within an area recognized by the county as a transit-oriented development or area, as provided in paragraph (h).~~

~~4. For purposes of this paragraph, the term "major transportation hub" means any transit station, whether bus, train, or light rail, which is served by public transit with a mix of other transportation options.~~

~~(i)(g)~~ For proposed multifamily developments in an unincorporated area zoned for commercial or industrial use which is within the boundaries of a multicounty independent special district that was created to provide municipal services and is not authorized to levy ad valorem taxes, and less than 20

Amendment No.

percent of the land area within such district is designated for commercial or industrial use, a county must authorize, as provided in this subsection, such development only if the development is mixed-use residential.

(j)~~(h)~~ A proposed development authorized under this subsection which is located within a transit-oriented development or area, as recognized by the county, must be mixed-use residential and otherwise comply with requirements of the county's regulations applicable to the transit-oriented development or area except for use, height, density, floor area ratio, and parking as provided in this subsection or as otherwise agreed to by the county and the applicant for the development.

(k)~~(i)~~ Except as otherwise provided in this subsection, a development authorized under this subsection must comply with all applicable state and local laws and regulations.

(1)~~(j)~~1. Nothing in this subsection precludes a county from granting a bonus, variance, conditional use, or other special exception for height, density, or floor area ratio in addition to the height, density, and floor area ratio requirements in this subsection.

2. Nothing in this subsection precludes a proposed development authorized under this subsection from receiving a bonus for density, height, or floor area ratio pursuant to an ordinance or regulation of the jurisdiction where the proposed

Amendment No.

development is located if the proposed development satisfies the conditions to receive the bonus except for any condition which conflicts with this subsection. If a proposed development qualifies for such bonus, the bonus must be administratively approved by the county and no further action by the board of county commissioners is required.

(m) A county shall approve a building permit plan review for a proposed development within 60 business days as authorized under this subsection, and prioritize a building permit plan review for projects authorized under this subsection over other development projects.

(n) Notwithstanding s. 57.112(6), the prevailing party in a challenge under this subsection is entitled to recover attorney fees and costs, including reasonable appellate attorney fees and costs.

(o) ~~(k)~~ This subsection does not apply to:

1. Airport-impacted areas as provided in s. 333.03.
2. Property defined as recreational and commercial working waterfront in s. 342.201(2)(b) in any area zoned as industrial.

(p) After July 1, 2023, if a county adopts an ordinance or resolution, or makes any other decision, and such ordinance, resolution, or decision has the effect, either directly or indirectly, of:

1. Limiting the height, floor area ratio, maximum lot size, or density of a project under this section;

Amendment No.

292 2. Unreasonably delaying the development or construction  
293 of a project under this section, including, but not limited to,  
294 imposing a moratorium; or

295 3. Restricting the manner in which affordable units are  
296 developed,

297  
298 then such ordinance, resolution, or decision shall be deemed  
299 preempted. If a property owner files a site plan application  
300 under this section with a county, the administrative review  
301 process must be based only on the land development regulations  
302 in effect as of the date of filing the application.

303 (q) The regulation of affordable housing under this  
304 subsection is expressly preempted to the state. This subsection  
305 supersedes any local government ordinances, resolutions, or any  
306 other local regulations, including local moratoriums, on matters  
307 covered under this subsection.

308 (r) If an action is filed against a local government to  
309 challenge the adoption or enforcement of a local ordinance,  
310 resolution, or other local regulation on the grounds that it is  
311 expressly preempted by general law under this subsection, the  
312 court shall expedite the proceeding and render a decision within  
313 30 days after service of process. Notice of appeal shall be  
314 filed and served within 30 days after the rendition of the  
315 judgment appealed from. The Supreme Court shall adopt rules by  
316 October 1, 2025, to ensure the proceedings are handled

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

317 expeditiously and in a manner consistent with this subsection.

318 (s)~~(1)~~ This subsection expires October 1, 2033.

319 (8) Any development authorized under paragraph (7) (b)  
320 ~~(7) (a)~~ must be treated as a conforming use even after the  
321 expiration of subsection (7) and the development's affordability  
322 period as provided in paragraph (7) (b) ~~(7) (a)~~, notwithstanding  
323 the county's comprehensive plan, future land use designation, or  
324 zoning. If at any point during the development's affordability  
325 period the development violates the affordability period  
326 requirement provided in paragraph (7) (b) ~~(7) (a)~~, the development  
327 must be allowed a reasonable time to cure such violation. If the  
328 violation is not cured within a reasonable time, the development  
329 must be treated as a nonconforming use.

330 (9) A county's review or approval of an application for a  
331 development permit or development order may not be conditioned  
332 on the:

333 (a) Waiver, forbearance, acquisition, transfer, or  
334 abandonment of any development right authorized by this section;  
335 or

336 (b) Procurement or transfer of density units or  
337 development units.

338  
339 Any such waiver, forbearance, acquisition, transfer,  
340 procurement, or abandonment is void. This subsection does not  
341 apply to an area of critical state concern as defined in s.

Amendment No.

342 380.05.

343 (10) (a) Beginning June 30, 2026, each county must provide  
344 an annual report to the state land planning agency that  
345 includes:

346 1. All litigation initiated under subsection (9), the  
347 status of the case, and, if applicable, the final disposition.

348 2. All actions the county has taken on any proposed  
349 project under this section, including, at minimum, the project  
350 size, density, and intensity, and the number of units and the  
351 number of affordable units for such proposed project.

352 3. For any proposed development that is denied or not  
353 accepted, all actions the county has taken on such proposed  
354 development and an explanation for why such actions were taken.

355 (b) The state land planning agency shall provide an annual  
356 report to the Governor, the President of the Senate, and the  
357 Speaker of the House of Representatives regarding county  
358 compliance with this section.

359 (11) (a) A county may not impose a building moratorium that  
360 has the effect of delaying the permitting of construction of a  
361 multifamily project that would otherwise qualify for:

362 1. An affordable housing ad valorem tax exemption under s.  
363 196.1978 or s. 196.1979.

364 2. Any grant loan or other incentive provided for the  
365 development of affordable housing under chapter 420.

366 3. Any abatement of development restrictions under

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

subsection (7).

(b) This subsection does not apply to moratoria imposed to address stormwater or flood water management, to address the supply of potable water, or due to the necessary repair of sanitary sewer systems, if such moratoria apply equally to all types of multifamily or mixed-use residential development.

(12) If the owner of an administratively approved proposed development has acted in reliance on that approval, the owner has a vested right to proceed with development under the relevant laws, regulations, and ordinances at the time such rights vested, if the property continues to comply with the requirements of this section.

**Section 2. Subsection (11) of section 163.31801, Florida Statutes, is amended to read:**

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(11)(a) A county, municipality, or special district may provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If a county, municipality, or special district provides such an exception or waiver, it is not required to use any revenues to offset the impact.

(b) Qualified developments authorized pursuant to s. 125.01055 or s. 166.04151 shall receive an exception or waiver for 20 percent of the impact fees for the development of, or

Amendment No.

392 construction of the portion of the development that is,  
393 affordable housing.

394 **Section 3. Subsection (2) of section 166.041, Florida**  
395 **Statutes, is amended to read:**

396 166.041 Procedures for adoption of ordinances and  
397 resolutions.—

398 (2)(a) Each ordinance or resolution shall be introduced in  
399 writing and shall embrace but one subject and matters properly  
400 connected therewith. The subject shall be clearly stated in the  
401 title. No ordinance shall be revised or amended by reference to  
402 its title only. Ordinances to revise or amend shall set out in  
403 full the revised or amended act or section or subsection or  
404 paragraph of a section or subsection.

405 (b) Any ordinance the subject of which designates property  
406 as a historic landmark shall require a printed or digital map of  
407 such property to be readily available. A municipality shall  
408 submit such map to the State Historic Preservation Officer no  
409 later than June 1, 2027.

410 (c) Any resolution the subject of which designates the  
411 character of privately owned property as a historic landmark  
412 without the consent of the property owner shall require a  
413 finding by the governing body, based on substantial competent  
414 evidence, that the historic significance of the subject property  
415 is commensurate, to an equal or greater degree, with property  
416 that is already designated as a historic landmark within the

Amendment No.

417 municipality.

418 **Section 4. Subsections (1), (6), (7), and (8) of section**  
419 **166.04151, Florida Statutes, are amended, and subsections (9)**  
420 **through (12) are added to that section, to read:**

421 166.04151 Affordable housing.—

422 (1) Notwithstanding any other provision of law, a  
423 municipality may adopt and maintain in effect any law,  
424 ordinance, rule, or other measure that is adopted for the  
425 purpose of increasing the supply of affordable housing using  
426 land use mechanisms such as inclusionary housing or linkage fee  
427 ordinances. A municipality may not adopt or enforce any law,  
428 ordinance, rule, or other measure that limits or prohibits  
429 affordable housing, including, but not limited to, any measure  
430 that is adopted for the purpose of limiting the maximum  
431 percentage of affordable housing units within a project within a  
432 certain geographic area or within a certain distance from  
433 another affordable housing project, or that otherwise prohibits  
434 affordable housing in areas zoned for such use.

435 (6) Notwithstanding any other law or local ordinance or  
436 regulation to the contrary, the governing body of a municipality  
437 may approve the development of housing that is affordable, as  
438 defined in s. 420.0004, including, but not limited to, a mixed-  
439 use residential development, on any parcel zoned for commercial  
440 or industrial use, or on any parcel, including any contiguous  
441 parcel connected thereto, that is owned by a religious

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

442 institution, as defined in s. 170.201(2), that contains a house  
443 of public worship, regardless of the underlying zoning, so long  
444 as at least 10 percent of the units included in the project are  
445 for housing that is affordable. The provisions of this  
446 subsection are self-executing and do not require the governing  
447 body to adopt an ordinance or a regulation before using the  
448 approval process in this subsection.

449 (7)(a) As used in this subsection, regardless of  
450 terminology used in a municipality's land development  
451 regulations, the term:

452 1. "Allowable density" means the density prescribed for  
453 the property without additional requirements to procure and  
454 transfer density units or development units from other  
455 properties.

456 2. "Allowable use" means the intended uses identified in a  
457 municipality's land development regulations which are authorized  
458 within a zoning category as a use by right, without the  
459 requirement to obtain a variance or waiver. The term does not  
460 include uses that are accessory, ancillary, or incidental to the  
461 allowable uses or allowed only on a temporary basis.

462 3. "Commercial use" means activities associated with the  
463 sale, rental, or distribution of products or the sale or  
464 performance of services. The term includes, but is not limited  
465 to, retail, office, entertainment, hotels, and other for-profit  
466 business activities. The term does not include vacation rentals

Amendment No.

as classified in s. 509.242(1)(c); home-based businesses or cottage food operations performed on residential property; or uses that are accessory, ancillary, or incidental to the allowable uses or allowed only on a temporary basis.

4. "Industrial use" means activities associated with the manufacture, assembly, processing, or storage of products or the performance of related services.

5. "Mixed use" means areas that include both residential and nonresidential uses, notwithstanding any local land development regulation categorization or title, regardless of whether the residential or nonresidential uses are permitted as principal use, conditional use, ancillary use, special use, unusual use, accessory use, planned unit development, or planned development. Nonresidential use includes, but is not limited to, retail, office, hotel, lodging, civic, institutional, parking, utilities, or other commercial uses.

6. "Planned unit development" has the same meaning as in s. 163.3202(5)(b).

~~(b)1.(a)~~ Notwithstanding any other law, local ordinance, or regulation to the contrary, including any local moratorium established after March 29, 2023, a municipality must authorize multifamily and mixed-use residential as allowable uses on any parcel owned and authorized by the municipality, a district school board, or a religious institution as defined in s. 170.201(2), and in any area zoned for commercial, industrial, or

Amendment No.

492 mixed use; or on any parcel within a planned unit development  
493 permitted for commercial, industrial, or mixed use, if at least  
494 40 percent of the residential units in a proposed multifamily or  
495 mixed-use residential development are rental units that, for a  
496 period of at least 30 years, are affordable as defined in s.  
497 420.0004. A municipality may authorize the inclusion of an  
498 adjacent parcel of land as part of the multifamily development,  
499 regardless of the land use designation of the adjacent parcel,  
500 if the residential units to be built on the adjacent parcel  
501 comply with the requirements of this subsection. This  
502 subparagraph does not apply to moratoria imposed to address  
503 stormwater or flood water management, to address the supply of  
504 potable water, or due to the necessary repair of sanitary sewer  
505 systems, if such moratoria apply equally to all types of  
506 multifamily or mixed-use residential development.

507 2. Notwithstanding any other law, local ordinance, or  
508 regulation to the contrary, a municipality may not require a  
509 proposed multifamily or mixed-use residential development to  
510 obtain an amendment to a development of regional impact,  
511 amendment to a development agreement, or amendment to a  
512 restrictive covenant or a zoning or land use change, special  
513 exception, conditional use approval, variance, ~~or~~ comprehensive  
514 plan amendment, or any other approval for the building height,  
515 zoning, and densities authorized under this subsection.

516 3. For mixed-use residential projects, at least 65 percent

Amendment No.

517 of the total square footage must be used for residential  
518 purposes. A municipality may not require more than 10 percent of  
519 the total square footage to be used for nonresidential purposes.

520 4. Affordable or workforce units that qualify for  
521 incentives under local regulations as contemplated by subsection  
522 (4) may also qualify as affordable under this subsection if the  
523 units satisfy the requirements of s. 420.0004 and the local  
524 regulations.

525 (c) ~~(b)~~ A municipality may not directly restrict or take  
526 action that has the effect of restricting the density of a  
527 proposed multifamily or mixed-use residential development  
528 authorized under this subsection below the highest ~~currently~~  
529 ~~allowed~~ density allowed on or after July 1, 2023, on any land in  
530 the municipality where residential development is allowed under  
531 the municipality's land development regulations. For purposes of  
532 this paragraph, the term "highest ~~currently-allowed~~ density"  
533 does not include the density of any building that met the  
534 requirements of this subsection or the density of any building  
535 that has received any bonus, variance, or other special  
536 exception for density provided in the municipality's land  
537 development regulations as an incentive for development. For  
538 purposes of this paragraph, to "directly restrict" or to "take  
539 action that has the effect of restricting" density includes  
540 requirements to procure or transfer density units or development  
541 units from other properties.

Amendment No.

(d) A municipality may not directly restrict or take action that has the effect of restricting the maximum lot size of a proposed multifamily or mixed-use residential development authorized under this paragraph below the largest maximum lot size allowed on or after July 1, 2023, on any land in the municipality where multifamily or mixed-use residential development is allowed pursuant to the municipality's land development regulations. A municipality may not restrict the maximum lot coverage of a proposed multifamily or mixed-use residential development authorized under this paragraph below 70 percent.

(e) ~~(e)~~ A municipality may not directly restrict or take action that has the effect of restricting the floor area ratio of a proposed multifamily or mixed-use residential development authorized under this subsection below 150 percent of the highest ~~currently allowed~~ floor area ratio allowed on or after May 16, 2024, on any land in the municipality where development is allowed under the municipality's land development regulations. For purposes of this paragraph, the term "highest ~~currently allowed~~ floor area ratio" does not include the floor area ratio of any building that met the requirements of this subsection or the floor area ratio of any building that has received any bonus, variance, or other special exception for floor area ratio provided in the municipality's land development regulations as an incentive for development. For purposes of

Amendment No.

567 this subsection, the term "floor area ratio" includes floor lot  
568 ratio.

569 ~~(f)-(d)~~1. A municipality may not directly restrict or take  
570 action that has the effect of restricting the height of a  
571 proposed multifamily or mixed-use residential development  
572 authorized under this subsection below the highest ~~currently~~  
573 ~~allowed~~ height allowed on or after July 1, 2023, for a  
574 commercial or residential building located in its jurisdiction  
575 within 1 mile of the proposed development or 3 stories,  
576 whichever is higher. For purposes of this paragraph, the term  
577 "highest ~~currently-allowed~~ height" does not include the height  
578 of any building that met the requirements of this subsection or  
579 the height of any building that has received any bonus,  
580 variance, or other special exception for height provided in the  
581 municipality's land development regulations as an incentive for  
582 development.

583 2. If the proposed multifamily or mixed-use residential  
584 development is adjacent to, on two or more sides, a parcel zoned  
585 for single-family residential use that is within a single-family  
586 residential development with at least 25 contiguous single-  
587 family homes, the municipality may restrict the height of the  
588 proposed development to 150 percent of the tallest building on  
589 any property adjacent to the proposed development, the highest  
590 ~~currently-allowed~~ height allowed on or after July 1, 2023, for  
591 the property provided in the municipality's land development

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

592 regulations, or 3 stories, whichever is higher. For the purposes  
593 of this paragraph, the term "adjacent to" means those properties  
594 sharing more than one point of a property line, but does not  
595 include properties separated by a public road.

596 (g)1.(e) A proposed multifamily or mixed-use residential  
597 development authorized under this subsection must be  
598 administratively approved and no further action or approval by  
599 the governing body of the municipality or any quasi-judicial  
600 board of the reviewing body is not authorized required if the  
601 development satisfies the municipality's land development  
602 regulations for multifamily or mixed-use residential  
603 developments as of July 1, 2023, in areas zoned for such use,  
604 density, intensity, and height, and is otherwise consistent with  
605 the comprehensive plan, with the exception of provisions  
606 establishing allowable densities, floor area ratios, height, and  
607 land use, including mixed-use and minimum nonresidential or  
608 commercial floor area requirements. The removal or demolition of  
609 an existing structure to be performed as part of the proposed  
610 development must also be administratively approved. A proposed  
611 development authorized under this subsection must be treated as  
612 a conforming use, notwithstanding the municipality's  
613 comprehensive plan, future land use designation, or zoning. Such  
614 land development regulations include, but are not limited to,  
615 regulations relating to setbacks and parking requirements.

616 2. A municipality may not initiate or enforce zoning-in-

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

617 progress or a building moratorium on a proposed development that  
618 is subject to this subsection and for which the municipality has  
619 approved the development's preliminary site plan. This  
620 subparagraph does not apply to moratoria imposed to address  
621 stormwater or flood water management, to address the supply of  
622 potable water, or due to the necessary repair of sanitary sewer  
623 systems, if such moratoria apply equally to all types of  
624 multifamily or mixed-use residential development.

625 3. A proposed development located within one-quarter mile  
626 of a military installation identified in s. 163.3175(2) may not  
627 be administratively approved.

628 4. Each municipality shall maintain on its website a  
629 policy containing the zoning map and zoning regulations as  
630 outlined in this section and the procedures and expectations for  
631 administrative approval pursuant to this subsection.

632 (h) (f) 1. A municipality must ~~consider reducing~~ parking  
633 requirements by at least 20 percent for a proposed development  
634 authorized under this subsection, or by 100 percent for  
635 structures that are 20,000 square feet or less ~~if the~~  
636 ~~development is located within one-quarter mile of a transit~~  
637 ~~stop, as defined in the municipality's land development code,~~  
638 ~~and the transit stop is accessible from the development.~~

639 ~~2. A municipality must reduce parking requirements by at~~  
640 ~~least 20 percent for a proposed development authorized under~~  
641 ~~this subsection if the development:~~

Amendment No.

~~a. Is located within one-half mile of a major transportation hub that is accessible from the proposed development by safe, pedestrian-friendly means, such as sidewalks, crosswalks, elevated pedestrian or bike paths, or other multimodal design features.~~

~~b. Has available parking within 600 feet of the proposed development which may consist of options such as on-street parking, parking lots, or parking garages available for use by residents of the proposed development. However, a municipality may not require that the available parking compensate for the reduction in parking requirements.~~

~~3. A municipality must eliminate parking requirements for a proposed mixed-use residential development authorized under this subsection within an area recognized by the municipality as a transit-oriented development or area, as provided in paragraph (h).~~

~~4. For purposes of this paragraph, the term "major transportation hub" means any transit station, whether bus, train, or light rail, which is served by public transit with a mix of other transportation options.~~

~~(i)(g)~~ A municipality that designates less than 20 percent of the land area within its jurisdiction for commercial or industrial use must authorize a proposed multifamily development as provided in this subsection in areas zoned for commercial or industrial use only if the proposed multifamily development is

Amendment No.

667 mixed-use residential.

668 (j)~~(h)~~ A proposed development authorized under this  
669 subsection which is located within a transit-oriented  
670 development or area, as recognized by the municipality, must be  
671 mixed-use residential and otherwise comply with requirements of  
672 the municipality's regulations applicable to the transit-  
673 oriented development or area except for use, height, density,  
674 floor area ratio, and parking as provided in this subsection or  
675 as otherwise agreed to by the municipality and the applicant for  
676 the development.

677 (k)~~(i)~~ Except as otherwise provided in this subsection, a  
678 development authorized under this subsection must comply with  
679 all applicable state and local laws and regulations.

680 (1)~~(j)~~1. Nothing in this subsection precludes a  
681 municipality from granting a bonus, variance, conditional use,  
682 or other special exception to height, density, or floor area  
683 ratio in addition to the height, density, and floor area ratio  
684 requirements in this subsection.

685 2. Nothing in this subsection precludes a proposed  
686 development authorized under this subsection from receiving a  
687 bonus for density, height, or floor area ratio pursuant to an  
688 ordinance or regulation of the jurisdiction where the proposed  
689 development is located if the proposed development satisfies the  
690 conditions to receive the bonus except for any condition which  
691 conflicts with this subsection. If a proposed development

Amendment No.

qualifies for such bonus, the bonus must be administratively approved by the municipality and no further action by the governing body of the municipality is required.

(m) A municipality shall approve building permit plan review for a proposed development within 60 business days as authorized under this subsection, and prioritize building permit plan review for projects authorized under this subsection over other development projects.

(n) Notwithstanding s. 57.112(6), the prevailing party in a challenge under this subsection is entitled to recover attorney fees and costs, including reasonable appellate attorney fees and costs.

(o) ~~(k)~~ This subsection does not apply to:

1. Airport-impacted areas as provided in s. 333.03.
2. Property defined as recreational and commercial working waterfront in s. 342.201(2)(b) in any area zoned as industrial.

(p) After July 1, 2023, if a municipality adopts an ordinance or resolution, or makes any other decision, and such ordinance, resolution, or decision has the effect, either directly or indirectly, of:

1. Limiting the height, floor area ratio, maximum lot size, or density of a project under this section;
2. Unreasonably delaying the development or construction of a project under this section, including, but not limited to, imposing a moratorium; or

Amendment No.

717       3. Restricting the manner in which affordable units are  
718 developed,  
719  
720 then such ordinance, resolution, or decision shall be deemed  
721 preempted. If a property owner files a site plan application  
722 under this section with a municipality, the administrative  
723 review process must be based only on the land development  
724 regulations in effect as of the date of filing the application.

725       (q) The regulation of affordable housing under this  
726 subsection is expressly preempted to the state. This subsection  
727 supersedes any local government ordinances, resolutions, or any  
728 other local regulations, including local moratoriums, on matters  
729 covered under this subsection.

730       (r) If an action is filed against a local government to  
731 challenge the adoption or enforcement of a local ordinance,  
732 resolution, or other local regulation on the grounds that it is  
733 expressly preempted by general law under this subsection, the  
734 court shall expedite the proceeding and render a decision within  
735 30 days after service of process. Notice of appeal shall be  
736 filed and served within 30 days from the rendition of the  
737 judgment appealed from. The Supreme Court shall adopt rules by  
738 October 1, 2025, to ensure the proceedings are handled  
739 expeditiously and in a manner consistent with this subsection.

740       (s) ~~(1)~~ This subsection expires October 1, 2033.

741       (8) Any development authorized under paragraph (7) (b)

Amendment No.

~~(7)(a)~~ must be treated as a conforming use even after the expiration of subsection (7) and the development's affordability period as provided in paragraph (7)(b) ~~(7)(a)~~, notwithstanding the municipality's comprehensive plan, future land use designation, or zoning. If at any point during the development's affordability period the development violates the affordability period requirement provided in paragraph (7)(b) ~~(7)(a)~~, the development must be allowed a reasonable time to cure such violation. If the violation is not cured within a reasonable time, the development must be treated as a nonconforming use.

(9) A municipality's review or approval of an application for a development permit or development order may not be conditioned on the:

(a) Waiver, forbearance, acquisition, transfer, or abandonment of any development right authorized by this section;  
or

(b) Procurement or transfer of density units or development units.

Any such waiver, forbearance, acquisition, transfer, procurement, or abandonment is void. This subsection does not apply to an area of critical state concern as defined in s. 380.05.

(10)(a) Beginning June 30, 2026, each municipality must provide an annual report to the state land planning agency that

Amendment No.

includes:

1. All litigation initiated under subsection (9), the status of the case, and, if applicable, the final disposition.

2. All actions the municipality has taken on any proposed project under this section, including, at minimum, the project size, density, and intensity, and the number of units and the number of affordable units for such proposed project.

3. For any proposed development that is denied or not accepted, all actions the municipality has taken relating to such proposed development and an explanation for why such actions were taken.

(b) The state land planning agency shall provide an annual report to the Governor, the President of the Senate, and the Speaker of the House of Representatives regarding municipal compliance with this section.

(11) (a) A municipality may not impose a building moratorium that has the effect of delaying the permitting of construction of a multifamily project that would otherwise qualify for:

1. An affordable housing ad valorem tax exemption under s. 196.1978 or s. 196.1979.

2. Any grant loan or other incentive provided for the development of affordable housing under chapter 420.

3. Any abatement of development restrictions under subsection (7).

Amendment No.

(b) This subsection does not apply to moratoria imposed to address stormwater or flood water management, to address the supply of potable water, or due to the necessary repair of sanitary sewer systems, if such moratoria apply equally to all types of multifamily or mixed-use residential development.

(12) If the owner of an administratively approved proposed development has acted in reliance on that approval, the owner has a vested right to proceed with development under the relevant laws, regulations, and ordinances at the time such rights vested, if the property continues to comply with the requirements of this section.

**Section 5. Section 163.31771, Florida Statutes, is amended to read:**

163.31771 Accessory dwelling units.—

(1) The Legislature finds that the median price of homes in this state has increased steadily over the last decade and at a greater rate of increase than the median income in many urban areas. The Legislature finds that the cost of rental housing has also increased steadily and the cost often exceeds an amount that is affordable to extremely-low-income, very-low-income, low-income, or moderate-income persons and has resulted in a critical shortage of affordable rentals in many urban areas in the state. This shortage of affordable rentals constitutes a threat to the health, safety, and welfare of the residents of the state. Therefore, the Legislature finds that it serves an

Amendment No.

important public purpose to encourage the permitting of accessory dwelling units in single-family residential areas in order to increase the availability of affordable rentals for extremely-low-income, very-low-income, low-income, or moderate-income persons.

(2) As used in this section, the term:

(a) "Accessory dwelling unit" means an ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. The term includes a manufactured home constructed on or after January 1, 2025, which meets the National Manufactured Housing Construction and Safety Standards.

(b) "Affordable rental" means that monthly rent and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for extremely-low-income, very-low-income, low-income, or moderate-income persons.

(c) "Department" means the Department of Commerce.

(d)~~(g)~~ "Extremely-low-income persons" has the same meaning as in s. 420.0004(9).

(e)~~(e)~~ "Local government" means a county or municipality.

(f)~~(d)~~ "Low-income persons" has the same meaning as in s. 420.0004(11).

(g)~~(e)~~ "Moderate-income persons" has the same meaning as

Amendment No.

in s. 420.0004(12).

(h)~~(f)~~ "Very-low-income persons" has the same meaning as in s. 420.0004(17).

(3) A local government shall ~~may~~ adopt an ordinance to allow accessory dwelling units in any area zoned for single-family residential use. A local government may not directly, unreasonably increase, or in effect unreasonably increase, the cost to construct, in effect prohibit the construction of, or extinguish the ability to otherwise construct an accessory dwelling unit. Such regulation does not include:

(a) Restrictions on the terms of rentals that do not apply generally to other housing in the same district or zone.

(b) Parking requirements and minimum lot size requirements that do not apply general to other housing in the same district or zone, other lot design regulations that unreasonably increase the cost to construct or unreasonably extinguish the ability to construct an accessory dwelling unit on a lot.

(c) Discretionary conditional use permit procedures or standards that do not apply generally to other housing in the same district or zone.

~~(4) An application for a building permit to construct an accessory dwelling unit must include an affidavit from the applicant which attests that the unit will be rented at an affordable rate to an extremely-low-income, very-low-income, low-income, or moderate-income person or persons.~~

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

867 (4) ~~(5)~~ Each accessory dwelling unit allowed by an  
868 ordinance adopted under this section applies ~~shall apply~~ toward  
869 satisfying the affordable housing component of the housing  
870 element in the local government's comprehensive plan under s.  
871 163.3177(6)(f).

872 (5) An accessory dwelling unit may not be leased for a  
873 term of less than 1 month.

874 (6)(a) Beginning October 1, 2025, and by October 1 every  
875 year thereafter, the local government shall submit an annual  
876 report to the department, in a form and manner prescribed by the  
877 department, and post publicly on its website, the following  
878 information for the previous fiscal year:

879 1. The number of applications to construct new accessory  
880 dwelling units, the number of new accessory dwelling units that  
881 have been approved, and the number of new accessory dwelling  
882 units that have been denied, and the reason for denial.

883 2. The number of allowable accessory dwelling units  
884 located in the jurisdiction, the number of accessory dwelling  
885 units, attached or unattached, which are not allowed by an  
886 ordinance, and the number of single-family homes in a zoning  
887 district in which accessory dwelling units are allowed by an  
888 ordinance.

889 (b) The department may adopt rules to administer and  
890 enforce this subsection.

891 (7)(a) The owner of property with an accessory dwelling

Amendment No.

unit may not be denied a homestead exemption or homestead property assessment limitation solely on the basis of the property containing an accessory dwelling unit which may be rented.

(b) If the accessory dwelling unit is rented by the property owner:

1. The assessment of the accessory dwelling unit must be separated from the homestead property.

2. It may not be construed as an abandonment of the dwelling previously claimed to be a homestead under s. 196.061, provided such dwelling is physically occupied by the owner.

(c) If the accessory dwelling unit is not rented by the property owner, the assessment of the accessory dwelling unit must be considered part of the homestead property.

**Section 6. Paragraphs (n) and (o) of subsection (3) of section 196.1978, Florida Statutes, are redesignated as paragraphs (o) and (p), respectively, and a new paragraph (n) is added to that subsection, to read:**

196.1978 Affordable housing property exemption.—

(3)

(n) Upon the request of a property owner, the property appraiser must issue a letter to verify that a multifamily project, if constructed and leased as described in the site plan, qualifies for the exemption under this section. Within 30 days after receipt of such request, the property appraiser must

Amendment No.

issue a verification letter or explain why the project is ineligible for the exemption. A project that has received a verification letter before the adoption of the ordinance described in paragraph (p) is exempt from such ordinance. The verification letter is prima facie evidence that the project is eligible for the exemption if the project is constructed and leased as described in the site plan used to receive the verification letter. This letter shall qualify the project, if constructed and leased as described in the site plan, to obtain the exemption beginning with the January 1 assessment immediately after the date on which the property obtains a certificate of occupancy and is placed in service allowing the property to be used as an affordable housing property.

**Section 7. Paragraphs (a) and (b) of subsection (1) of section 196.1979, Florida Statutes, are amended to read:**

196.1979 County and municipal affordable housing property exemption.—

(1) (a) Notwithstanding ss. 196.195 and 196.196, the board of county commissioners of a county or the governing body of a municipality may adopt an ordinance to exempt those portions of property used to provide affordable housing meeting the requirements of this section. Such property is considered property used for a charitable purpose. To be eligible for the exemption, the portions of property:

1. Must be used to house natural persons or families whose

Amendment No.

annual household income:

a. Is greater than 30 percent but not more than 60 percent of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county where ~~in which~~ the person or family resides; or

b. Does not exceed 30 percent of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county where ~~in which~~ the person or family resides.~~†~~

2.a. Must be within a multifamily project containing at least the minimum number of residential units as defined by the county or municipality that adopts an ordinance under this section; a county or municipality that adopts an ordinance under this section may set a minimum residential unit threshold that deems a property eligible for the exemption for properties that exceed 15,000 square feet, at a minimum of 5 units not to exceed a minimum of 50 residential units ~~50 or more residential units, at least 20 percent of which are used to provide affordable housing that meets the requirements of this section; or~~

b. Must be an accessory dwelling unit as defined in s. 163.31771(2).

3. Must be rented for an amount no greater than the amount as specified by the most recent multifamily rental programs

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 943 (2025)

Amendment No.

income and rent limit chart posted by the corporation and derived from the Multifamily Tax Subsidy Projects Income Limits published by the United States Department of Housing and Urban Development or 90 percent of the fair market value rent as determined by a rental market study meeting the requirements of subsection (4), whichever is less.~~†~~

4. May not have been cited for code violations on three or more occasions in the 24 months before the submission of a tax exemption application.~~†~~

5. May not have any cited code violations that have not been properly remedied by the property owner before the submission of a tax exemption application.~~†~~ ~~and~~

6. May not have any unpaid fines or charges relating to the cited code violations. Payment of unpaid fines or charges before a final determination on a property's qualification for an exemption under this section will not exclude such property from eligibility if the property otherwise complies with all other requirements for the exemption.

(b) Qualified property may receive an ad valorem property tax exemption of:

1. Up to 75 percent of the assessed value of each residential unit used to provide affordable housing if fewer than 100 percent of the multifamily project's residential units are used to provide affordable housing meeting the requirements of this section.

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

2. Up to 100 percent of the assessed value of each residential unit used to provide affordable housing if 100 percent of the multifamily project's residential units are used to provide affordable housing meeting the requirements of this section.

3. Up to 100 percent of the assessed value of the accessory dwelling unit if the unit is used to provide affordable housing meeting the requirements of this section.

**Section 8. Subsection (5) of section 333.03, Florida Statutes, is amended to read:**

333.03 Requirement to adopt airport zoning regulations.—

(5) Sections 125.01055(7) and 166.04151(7) do not apply to any of the following:

(a) A proposed development ~~near a runway~~ within one-quarter of a mile laterally from the runway edge and within an area that is the width of one-quarter of a mile extending at right angles from the end of the runway for a distance of 10,000 feet of any runway for an existing commercial service airport runway or planned commercial service airport runway identified in the local government's airport master plan. As used in this paragraph, the term "commercial service airport" has the same meaning as in s. 332.0075(1).

(b) A proposed development within any airport noise zone identified in the federal land use compatibility table or in a land-use zoning or airport noise regulation adopted by the local

Amendment No.

government for a commercial service airport.

(c) A proposed development that exceeds maximum height restrictions identified in the political subdivision's airport zoning regulation for a commercial service airport adopted pursuant to this section.

**Section 9. Paragraph (d) of subsection (1) of section 420.50871, Florida Statutes, is amended to read:**

420.50871 Allocation of increased revenues derived from amendments to s. 201.15 made by ch. 2023-17.—Funds that result from increased revenues to the State Housing Trust Fund derived from amendments made to s. 201.15 made by chapter 2023-17, Laws of Florida, must be used annually for projects under the State Apartment Incentive Loan Program under s. 420.5087 as set forth in this section, notwithstanding ss. 420.507(48) and (50) and 420.5087(1) and (3). The Legislature intends for these funds to provide for innovative projects that provide affordable and attainable housing for persons and families working, going to school, or living in this state. Projects approved under this section are intended to provide housing that is affordable as defined in s. 420.0004, notwithstanding the income limitations in s. 420.5087(2). Beginning in the 2023-2024 fiscal year and annually for 10 years thereafter:

(1) The corporation shall allocate 70 percent of the funds provided by this section to issue competitive requests for application for the affordable housing project purposes

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

specified in this subsection. The corporation shall finance projects that:

(d) Provide housing near military installations and United States Department of Veterans Affairs medical centers or outpatient clinics in this state, with preference given to projects that incorporate critical services for servicemembers, their families, and veterans, such as mental health treatment services, employment services, and assistance with transition from active-duty service to civilian life.

**Section 10. Section 420.5098, Florida Statutes, is created to read:**

420.5098 Public sector and hospital employer-sponsored housing policy.—

(1) The Legislature finds that it is in the best interest of this state and this state's economy to provide affordable housing to residents who are employed by a hospital, a health care facility, or a governmental entity to attract and maintain the highest quality labor by incentivizing such employers to sponsor affordable housing opportunities. Section 42(g)(9)(B) of the Internal Revenue Code provides that a qualified low-income housing project does not fail to meet the general public use requirement solely because of occupancy restrictions or preferences that favor tenants who are members of a specified group under a state program or policy that supports housing for such specified group. Therefore, it is the intent of the

Amendment No.

Legislature to establish a policy that supports the development of affordable workforce housing for residents who are employed by a hospital, a health care facility, or a governmental entity.

(2) For purposes of this section, the term:

(a) "Governmental entity" means a state agency, a regional agency, a county agency, a local agency, a municipal agency, or any other entity, however styled, that independently exercises any type of state or local government function, whether executive, judicial, or legislative; any public school, state university, or Florida College System institution; or any special district as defined in s. 189.012.

(b) "Health care facility" has the same meaning as in s. 159.27(16).

(c) "Hospital" means a hospital under chapter 155, a hospital district created pursuant to chapter 189, or a hospital licensed pursuant to chapter 395, including corporations not for profit that qualify as charitable under s. 501(c)(3) of the Internal Revenue Code and for-profit entities.

(3) It is the policy of this state to support affordable housing for residents who are employed by a hospital, a health care facility, or a governmental entity and to allow developers that receive federal low-income housing tax credits allocated pursuant to s. 420.5099, local or state funds, or any other source of funding available to finance the development of affordable housing to create a preference for housing for such

Amendment No.

employees. Such preference must conform to the requirements of  
s. 42(g)(9) of the Internal Revenue Code.

(4) The Florida Housing Finance Corporation may fund one  
housing project per year which will provide affordable housing  
in areas of critical housing shortage for essential service and  
high-demand career employees through a public-private housing  
partnership agreement with public sector, hospital, and health  
care facility employers for whom housing shortages are affecting  
the recruitment and retention of workers. Public sector,  
hospital, and health care facility employers that partner with  
developers on such projects shall provide land or other  
financial support.

**Section 11. Subsection (8) of section 760.22, Florida  
Statutes, is amended to read:**

760.22 Definitions.—As used in ss. 760.20-760.37, the  
term:

(8) "Person" includes one or more individuals,  
corporations, partnerships, associations, labor organizations,  
legal representatives, mutual companies, joint-stock companies,  
trusts, unincorporated organizations, trustees, trustees in  
bankruptcy, receivers, and fiduciaries, and any other legal or  
commercial entity; the state; or any governmental entity or  
agency.

**Section 12. Section 760.26, Florida Statutes, is amended  
to read:**

Amendment No.

1117 760.26 Prohibited discrimination in land use decisions and  
1118 in permitting of development.—It is unlawful to discriminate in  
1119 land use decisions or in the permitting of development based on  
1120 race, color, national origin, sex, disability, familial status,  
1121 religion, or, except as otherwise provided by law, the source of  
1122 financing of a development or proposed development or based on  
1123 the development or proposed development being affordable housing  
1124 as defined under s. 420.0004(3).

1125 **Section 13.** It is the intent of the Legislature that the  
1126 amendment to s. 760.26, Florida Statutes, is remedial and  
1127 clarifying in nature, and shall apply retroactively for any  
1128 causes of action filed on or before the effective date of the  
1129 passage of this act.

1130 **Section 14. Subsection (4) of section 760.35, Florida**  
1131 **Statutes, is amended to read:**

1132 760.35 Civil actions and relief; administrative  
1133 procedures.—

1134 (4) If the court finds that a person has committed a  
1135 discriminatory housing practice ~~has occurred~~, it shall issue an  
1136 order prohibiting the practice and providing affirmative relief  
1137 from the effects of the practice, including injunctive and other  
1138 equitable relief, actual and punitive damages, and reasonable  
1139 attorney fees and costs. In accordance with s. 13, Art. X of the  
1140 State Constitution, the state, for itself and its agencies or  
1141 political subdivisions, waives sovereign immunity for causes of

Amendment No.

action based on the application of this section.

-----  
**T I T L E   A M E N D M E N T**

Remove lines 12-253 and insert:

uses on parcels owned and authorized by specified  
entities and in planned unit developments for  
specified use, if certain conditions are met;  
authorizing counties to include adjacent land as part  
of multifamily development, regardless of land use  
designation, if certain conditions are met; providing  
applicability; prohibiting counties from requiring a  
proposed multifamily development to acquire or  
transfer density, density units, or development units  
or obtain certain amendments or approval; prohibiting  
counties from requiring more than a certain percentage  
of total square footage to be used for specified  
purposes; providing that certain affordable or  
workforce units also qualify as affordable housing;  
prohibiting counties from restricting or taking action  
that has the effect of restricting the density of a  
proposed multifamily or mixed-use residential  
development below the highest density allowed on or  
after a specified date; providing construction;  
prohibiting counties from restricting or taking action

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

that has the effect of restricting the maximum lot size of a proposed multifamily or mixed-use residential development below the largest maximum lot size allowed on or after a specified date; prohibiting counties from restricting or taking action that has the effect of restricting the floor area ratio of a proposed multifamily or mixed-use residential development below a certain percentage allowed on or after a specified date; prohibiting counties from restricting or taking action that has the effect of restricting the height of a proposed multifamily or mixed-use residential development below the highest height allowed on or after a specified date; revising the ability of counties to restrict the height of multifamily or mixed-use residential developments that are adjacent to specified parcels to the highest height allowed on or after a specified date; requiring administrative approval of proposed multifamily or mixed-use residential developments with no further action or approval in certain instances; requiring such developments to be treated as a conforming use, notwithstanding certain land development regulations; prohibiting counties from initiating or enforcing zoning-in-progress or building moratoriums in certain instances; providing applicability; requiring each

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

1192 county to maintain on its website a specified policy;  
1193 requiring counties to reduce certain parking  
1194 requirements by a specified percentage; requiring  
1195 counties to approve, within a specified timeframe,  
1196 building permit plan reviews for proposed  
1197 developments; providing for the awarding of attorney  
1198 fees and costs under certain conditions; providing  
1199 that if a county adopts an ordinance or resolution, or  
1200 makes any other decision, after a specified date  
1201 having certain effects, the ordinance, resolution, or  
1202 decision is deemed preempted; providing that the  
1203 administrative review process of a site plan filed  
1204 with a county must be based on land development  
1205 regulations in effect as of the date of filing the  
1206 application; preempting the regulation of affordable  
1207 housing to the state; requiring courts to expedite  
1208 proceedings and render an order within a specified  
1209 timeframe if an action is filed against a local  
1210 government based on preemption grounds; requiring  
1211 notice of appeal to be filed and served within a  
1212 specified timeframe from such judgment; requiring the  
1213 Supreme Court to adopt rules by a specified date for  
1214 such expedited proceedings; prohibiting counties from  
1215 conditioning review or approval of applications for  
1216 development permits or orders on the waiver,

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 943 (2025)

Amendment No.

forbearance, acquisition, transfer, or abandonment of  
any development right, or the procurement or transfer  
of density units or development units; deeming such  
actions to be void; providing applicability; providing  
reporting requirements for counties and the state land  
planning agency; prohibiting the imposition of a  
building moratorium under certain circumstances;  
providing applicability; providing that the owner of  
an administratively approved proposed development has  
a vested right to proceed with development under  
certain circumstances; amending s. 163.31801, F.S.;  
requiring an exception or waiver for a specified  
percentage of the impact fees for certain  
developments; amending s. 166.041, F.S.; requiring  
that ordinances designating property as a historic  
landmark require a map to be readily available;  
requiring municipalities to submit such maps to the  
State Historic Preservation Officer by a specified  
date; requiring that resolutions designating certain  
privately owned property as a historic landmark be  
based on a certain finding by the governing body for  
adoption of such resolutions; amending s. 166.04151,  
F.S.; prohibiting municipalities from adopting or  
enforcing specified laws, ordinances, rules, or other  
measures relating to affordable housing; authorizing

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 943 (2025)

Amendment No.

1242 municipalities to approve the development of housing  
1243 that is affordable on any parcel that is owned by  
1244 specified religious institutions; providing  
1245 definitions; requiring municipalities to authorize  
1246 multifamily and mixed-use residential as allowable  
1247 uses on parcels owned and authorized by specified  
1248 entities and in planned unit developments for  
1249 specified use, if certain conditions are met;  
1250 authorizing municipalities to include adjacent land as  
1251 part of multifamily development, regardless of land  
1252 use designation, if certain conditions are met;  
1253 providing applicability; prohibiting municipalities  
1254 from requiring a proposed multifamily development to  
1255 acquire or transfer density, density units, or  
1256 development units or obtain certain amendments or  
1257 approval; prohibiting municipalities from requiring  
1258 more than a certain percentage of total square footage  
1259 to be used for specified purposes; providing that  
1260 certain affordable or workforce units also qualify as  
1261 affordable housing; prohibiting municipalities from  
1262 restricting or taking action that has the effect of  
1263 restricting the density of a proposed multifamily or  
1264 mixed-use residential development below the highest  
1265 density allowed on or after a specified date;  
1266 prohibiting municipalities from restricting or taking

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

1267 action that has the effect of restricting the maximum  
1268 lot size of a proposed multifamily or mixed-use  
1269 residential development below the largest maximum lot  
1270 size allowed on or after a specified date; prohibiting  
1271 municipalities from restricting or taking action that  
1272 has the effect of restricting the floor area ratio of  
1273 a proposed multifamily or mixed-use residential  
1274 development below a certain percentage allowed on or  
1275 after a specified date; prohibiting municipalities  
1276 from restricting or taking action that has the effect  
1277 of restricting the height of a proposed multifamily or  
1278 mixed-use residential development below the highest  
1279 height allowed on or after a specified date; revising  
1280 the ability of municipalities to restrict the height  
1281 of multifamily or mixed-use residential developments  
1282 that are adjacent to specified parcels to the highest  
1283 height allowed on or after a specified date; requiring  
1284 administrative approval of proposed multifamily or  
1285 mixed-use residential developments with no further  
1286 action or approval in certain instances; requiring  
1287 such developments to be treated as a conforming use,  
1288 notwithstanding certain land development regulations;  
1289 prohibiting municipalities from initiating or  
1290 enforcing zoning-in-progress or building moratoriums  
1291 in certain instances; providing applicability;

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 943 (2025)

Amendment No.

1292 requiring each municipality to maintain on its website  
1293 a specified policy; requiring municipalities to reduce  
1294 certain parking requirements by a specified  
1295 percentage; requiring municipalities to approve,  
1296 within a specified timeframe, building permit plan  
1297 reviews for proposed developments; providing for the  
1298 awarding of attorney fees and costs under certain  
1299 conditions; providing that if a municipality adopts an  
1300 ordinance or resolution, or makes any other decision,  
1301 after a specified date having certain effects, the  
1302 ordinance, resolution, or decision is deemed  
1303 preempted; providing that the administrative review  
1304 process of a site plan filed with a municipality must  
1305 be based on land development regulations in effect as  
1306 of the date of filing the application; preempting the  
1307 regulation of affordable housing to the state;  
1308 requiring courts to expedite proceedings and render an  
1309 order within a specified timeframe if an action is  
1310 filed against a local government based on preemption  
1311 grounds; requiring notice of appeal to be filed and  
1312 served within a specified timeframe from such  
1313 judgment; requiring the Supreme Court to adopt rules  
1314 by a specified date for such expedited proceedings;  
1315 prohibiting municipalities from conditioning review or  
1316 approval of applications for development permits or

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 943 (2025)

Amendment No.

1317 orders on the waiver, forbearance, acquisition,  
1318 transfer, or abandonment of any development right, or  
1319 the procurement or transfer of density units or  
1320 development units; deeming such actions to be void;  
1321 providing applicability; providing reporting  
1322 requirements for municipalities and the state land  
1323 planning agency; prohibiting the imposition of a  
1324 building moratorium under certain circumstances;  
1325 providing applicability; providing that the owner of  
1326 an administratively approved proposed development has  
1327 a vested right to proceed with development under  
1328 certain circumstances; amending s. 163.31771, F.S.;  
1329 revising the definition of the term "accessory  
1330 dwelling unit"; defining the term "department";  
1331 requiring local governments to adopt ordinances as  
1332 they relate to accessory dwelling units; prohibiting  
1333 local governments from increasing costs of  
1334 construction of accessory dwelling units; providing  
1335 exceptions; prohibiting accessory dwelling units from  
1336 being leased for less than a specified term; requiring  
1337 local governments to submit annual reports beginning  
1338 on a specified date to the Department of Commerce and  
1339 post such reports on the local governments' websites;  
1340 providing requirements for the reports; authorizing  
1341 the department to adopt rules; prohibiting an owner of

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

Amendment No.

1342 property with an accessory dwelling unit from being  
1343 denied a homestead exemption or homestead property  
1344 assessment limitation solely on the basis of the  
1345 property containing an accessory dwelling unit;  
1346 establishing requirements for homestead purposes if an  
1347 accessory dwelling unit is rented by the property  
1348 owner; requiring an accessory dwelling unit that is  
1349 not rented to be considered part of homestead  
1350 property; amending s. 196.1978, F.S.; requiring the  
1351 property appraiser to issue a letter to verify that a  
1352 multifamily project qualifies for the affordable  
1353 housing exemption; exempting such project from a  
1354 certain ordinance in certain circumstances; providing  
1355 that a verification letter is prima facie evidence  
1356 that such project is eligible for an exemption in  
1357 certain circumstances; establishing the date on which  
1358 such project qualifies to obtain an exemption;  
1359 amending s. 196.1979, F.S.; authorizing the board of  
1360 county commissioners or the governing body of a  
1361 municipality to exempt specified portions of property  
1362 within multifamily projects and accessory dwelling  
1363 units used to provide affordable housing; revising ad  
1364 valorem property tax exemption provisions for  
1365 accessory dwelling units; amending s. 333.03, F.S.;  
1366 revising applicability for certain proposed

038585 - h0943-line274.docx

Published On: 4/8/2025 1:33:06 PM

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 943 (2025)

Amendment No.

1367 developments; defining the term "commercial service  
1368 airport"; amending s. 420.50871, F.S.; expanding the  
1369 scope of financing of affordable housing projects to  
1370 include certain housing; creating s. 420.5098, F.S.;  
1371 providing legislative findings; providing definitions;  
1372 providing legislative policy; authorizing the Florida  
1373 Housing Finance Corporation to fund certain housing  
1374 projects within a specified time that will provide  
1375 affordable housing in specified areas for specified  
1376 individuals through a public-private housing  
1377 partnership agreement; requiring certain participating  
1378 employers to provide land or other financial support  
1379 to such individuals; amending s. 760.22, F.S.;  
1380 revising the definition of the term "person"; amending  
1381 s. 760.26, F.S.; prohibiting discrimination in land  
1382 use decisions and in permitting of development based  
1383 on a development or proposed development being  
1384 affordable housing; providing applicability; amending  
1385 s. 760.35, F.S.; revising provisions relating to the  
1386 issuance of a court order prohibiting a discriminatory  
1387 housing practice; providing for waiver of sovereign  
1388 immunity; amending