

Amendment No.

CHAMBER ACTION

Senate

House

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Representative Redondo offered the following:

**Amendment to Amendment (668106) (with title amendment)**

Remove lines 5-495 of the amendment and insert:

**Section 1. Paragraphs (a), (d), (n), and (o) of subsection (7) of section 125.01055, Florida Statutes, are amended to read:**

125.01055 Affordable housing.—

(7) (a) 1. A county must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use; ~~and~~ in portions of any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use; on property owned by a county, municipality, or school district; and on property that

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14 is more than 3 acres in size and owned by a religious  
15 institution, as defined in s. 170.201(2), which has contained a  
16 house of public worship for at least 10 years before the  
17 proposed development, regardless of the underlying zoning, if at  
18 least 40 percent of the residential units in a proposed  
19 multifamily development are rental units that, for a period of  
20 at least 30 years, are affordable as defined in s. 420.0004.  
21 Notwithstanding any other law, local ordinance, or regulation to  
22 the contrary, a county may not require a proposed multifamily  
23 development to obtain a zoning or land use change, special  
24 exception, conditional use approval, variance, transfer of  
25 density or development units, amendment to a development of  
26 regional impact, or comprehensive plan amendment for the  
27 building height, zoning, and densities authorized under this  
28 subsection. For mixed-use residential projects, at least 65  
29 percent of the total square footage must be used for residential  
30 purposes. The county may not require that more than 10 percent  
31 of the total square footage of such mixed-use residential  
32 projects be used for nonresidential purposes. A proposed  
33 development on property owned by a county, municipality, or  
34 school district must be within the geographic boundaries of the  
35 respective county, municipality, or school district, and the  
36 respective county, municipality, or school district must be a  
37 party to the application for the proposed development. A  
38 proposed development on property owned by a religious

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39 institution must be applied for by both the applicant and the  
40 religious institution, and the house of public worship must  
41 continue to operate on the property after the proposed  
42 development is constructed.

43 2. A multifamily or mixed-use residential development  
44 proposed under this section shall not exclude an assemblage of  
45 parcels under common ownership or control separated by no more  
46 than 15 feet of land and limited to public pedestrian access.  
47 This subparagraph expires July 1, 2030.

48 (d)1. A county may not restrict the height of a proposed  
49 development authorized under this subsection below the highest  
50 currently allowed, or allowed on July 1, 2023, height for a  
51 commercial or residential building located in its jurisdiction  
52 within 1 mile of the proposed development or three stories,  
53 whichever is higher. A county may not restrict height below the  
54 height authorized under this paragraph through other dimensional  
55 means, such as establishing setbacks or stepbacks by height, or  
56 require setbacks or stepbacks that are more restrictive than the  
57 minimum permitted in the proposed development. For purposes of  
58 this paragraph, the term "highest currently allowed height" does  
59 not include the height of any building that met the requirements  
60 of this subsection or the height of any building that has  
61 received any bonus, variance, or other special exception for  
62 height provided in the county's land development regulations as  
63 an incentive for development.

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64           2. If the proposed development is adjacent to, on two or  
65 more sides, a parcel zoned for single-family residential use  
66 which is within a single-family residential development with at  
67 least 25 contiguous single-family homes, the county may restrict  
68 the height of the proposed development to 150 percent of the  
69 tallest building on any property adjacent to the proposed  
70 development, the highest currently allowed, or allowed on July  
71 1, 2023, height for the property provided in the county's land  
72 development regulations, or three stories, whichever is higher,  
73 not to exceed 10 stories. For the purposes of this paragraph,  
74 the term "adjacent to" means those properties sharing more than  
75 one point of a property line, but does not include properties  
76 separated by a public road.

77           3. If the proposed development is on a parcel with a  
78 contributing structure or building within a historic district  
79 which was listed in the National Register of Historic Places  
80 before January 1, 2000, or is on a parcel with a structure or  
81 building individually listed in the National Register of  
82 Historic Places, the county may restrict the height of the  
83 proposed development to the highest currently allowed, or  
84 allowed on July 1, 2023, height for a commercial or residential  
85 building located in its jurisdiction within three-fourths of a  
86 mile of the proposed development or three stories, whichever is  
87 higher. The term "highest currently allowed" in this paragraph

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88 includes the maximum height allowed for any building in a zoning  
89 district irrespective of any conditions.

90 (n) As used in this subsection, the term:

91 1. "Commercial use" means activities associated with the  
92 sale, rental, or distribution of products or the performance of  
93 services related thereto. The term includes, but is not limited  
94 to, such uses or activities as retail sales; wholesale sales;  
95 rentals of equipment, goods, or products; offices; restaurants;  
96 public lodging establishments as described in s. 509.242(1)(a);  
97 food service vendors; sports arenas; theaters; tourist  
98 attractions; and other for-profit business activities. A parcel  
99 zoned to permit such uses by right without the requirement to  
100 obtain a variance or waiver is considered commercial use for the  
101 purposes of this section, irrespective of the local land  
102 development regulation's listed category or title. The term does  
103 not include home-based businesses or cottage food operations  
104 undertaken on residential property, public lodging  
105 establishments as described in s. 509.242(1)(c), or uses that  
106 are accessory, ancillary, incidental to the allowable uses, or  
107 allowed only on a temporary basis. Recreational uses, such as  
108 golf courses, tennis courts, swimming pools, and clubhouses,  
109 within an area designated for residential use are not commercial  
110 use, irrespective of how they are operated. Farms and farm  
111 operations as those terms are defined in s. 823.14(3) and uses

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112 associated therewith, including the packaging and sale of  
113 products raised on the premises, are not commercial use.

114 2. "Industrial use" means activities associated with the  
115 manufacture, assembly, processing, or storage of products or the  
116 performance of services related thereto. The term includes, but  
117 is not limited to, such uses or activities as automobile  
118 manufacturing or repair, boat manufacturing or repair, junk  
119 yards, ~~meat packing facilities, citrus processing and packing~~  
120 ~~facilities, produce processing and packing facilities,~~  
121 electrical generating plants, water treatment plants, sewage  
122 treatment plants, and solid waste disposal sites. A parcel zoned  
123 to permit such uses by right without the requirement to obtain a  
124 variance or waiver is considered industrial use for the purposes  
125 of this section, irrespective of the local land development  
126 regulation's listed category or title. The term does not include  
127 uses that are accessory, ancillary, incidental to the allowable  
128 uses, or allowed only on a temporary basis. Recreational uses,  
129 such as golf courses, tennis courts, swimming pools, and  
130 clubhouses, within an area designated for residential use are  
131 not industrial use, irrespective of how they are operated. Farms  
132 and farm operations as those terms are defined in s. 823.14(3)  
133 and uses associated therewith, including the packaging and sale  
134 of products raised on the premises, are not industrial use.

135 3. "Mixed use" means any use that combines multiple types  
136 of approved land uses from at least two of the residential use,

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137 commercial use, and industrial use categories. The term does not  
138 include uses that are accessory, ancillary, incidental to the  
139 allowable uses, or allowed only on a temporary basis.

140 Recreational uses, such as golf courses, tennis courts, swimming  
141 pools, and clubhouses, within an area designated for residential  
142 use are not mixed use, irrespective of how they are operated.

143 4. "Planned unit development" has the same meaning as  
144 provided in s. 163.3202(5)(b).

145 (o) This subsection does not apply to:

146 1. Airport-impacted areas as provided in s. 333.03.

147 2. Property defined as recreational and commercial working  
148 waterfront in s. 342.201(2)(b) in any area zoned as industrial.

149 3. The Wekiva Study Area, as described in s. 369.316.

150 4. The Everglades Protection Area, as defined in s.  
151 373.4592(2).

152 5. Areas subject to land development regulations, as  
153 defined in s. 163.3164, which are in existence before July 1,  
154 2026, and are intended to retain the open character of land,  
155 including, but not limited to, open space districts, open space  
156 recreation districts, open use estate districts, open use rural  
157 districts, and park and open space districts.

158 6. Any area of critical state concern, as designated in  
159 ss. 380.055, 380.0551, 380.0552, 380.0553, and 380.0555.

160 7. Any portion of a property encumbered by a recorded  
161 conservation easement, as defined in s. 704.06(1).

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162           **Section 2. Paragraphs (a), (d), (n), and (o) of subsection**  
163 **(7) of section 166.04151, Florida Statutes, are amended to read:**

164           166.04151 Affordable housing.—

165           (7) (a) 1. A municipality must authorize multifamily and  
166 mixed-use residential as allowable uses in any area zoned for  
167 commercial, industrial, or mixed use; ~~and~~ in portions of any  
168 flexibly zoned area such as a planned unit development permitted  
169 for commercial, industrial, or mixed use; on property owned by a  
170 county, municipality, or school district; and on property that  
171 is more than 3 acres in size and owned by a religious  
172 institution, as defined in s. 170.201(2), which has contained a  
173 house of public worship for at least 10 years before the  
174 proposed development, regardless of the underlying zoning, if at  
175 least 40 percent of the residential units in a proposed  
176 multifamily development are rental units that, for a period of  
177 at least 30 years, are affordable as defined in s. 420.0004.  
178 Notwithstanding any other law, local ordinance, or regulation to  
179 the contrary, a municipality may not require a proposed  
180 multifamily development to obtain a zoning or land use change,  
181 special exception, conditional use approval, variance, transfer  
182 of density or development units, amendment to a development of  
183 regional impact, amendment to a municipal charter, or  
184 comprehensive plan amendment for the building height, zoning,  
185 and densities authorized under this subsection. For mixed-use  
186 residential projects, at least 65 percent of the total square

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187 footage must be used for residential purposes. The municipality  
188 may not require that more than 10 percent of the total square  
189 footage of such mixed-use residential projects be used for  
190 nonresidential purposes. A proposed development on property  
191 owned by a county, municipality, or school district must be  
192 within the geographic boundaries of the respective county,  
193 municipality, or school district, and the respective county,  
194 municipality, or school district must be a party to the  
195 application for the proposed development. A proposed development  
196 on property owned by a religious institution must be applied for  
197 by both the applicant and the religious institution, and the  
198 house of public worship must continue to operate on the property  
199 after the proposed development is constructed.

200 2. A multifamily or mixed-use residential development  
201 proposed under this section shall not exclude an assemblage of  
202 parcels under common ownership or control separated by no more  
203 than 15 feet of land and limited to public pedestrian access.  
204 This subparagraph expires July 1, 2030.

205 (d)1. A municipality may not restrict the height of a  
206 proposed development authorized under this subsection below the  
207 highest currently allowed, or allowed on July 1, 2023, height  
208 for a commercial or residential building located in its  
209 jurisdiction within 1 mile of the proposed development or three  
210 stories, whichever is higher. A municipality may not restrict  
211 height below the height authorized under this paragraph through

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212 other dimensional means, such as establishing setbacks or  
213 stepbacks by height, or require setbacks or stepbacks that are  
214 more restrictive than the minimum permitted in the proposed  
215 development. For purposes of this paragraph, the term "highest  
216 currently allowed height" does not include the height of any  
217 building that met the requirements of this subsection or the  
218 height of any building that has received any bonus, variance, or  
219 other special exception for height provided in the  
220 municipality's land development regulations as an incentive for  
221 development.

222 2. If the proposed development is adjacent to, on two or  
223 more sides, a parcel zoned for single-family residential use  
224 that is within a single-family residential development with at  
225 least 25 contiguous single-family homes, the municipality may  
226 restrict the height of the proposed development to 150 percent  
227 of the tallest building on any property adjacent to the proposed  
228 development, the highest currently allowed, or allowed on July  
229 1, 2023, height for the property provided in the municipality's  
230 land development regulations, or three stories, whichever is  
231 higher, not to exceed 10 stories. For the purposes of this  
232 paragraph, the term "adjacent to" means those properties sharing  
233 more than one point of a property line, but does not include  
234 properties separated by a public road or body of water,  
235 including manmade lakes or ponds. For a proposed development  
236 located within a municipality within an area of critical state

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237 concern as designated by s. 380.0552 or chapter 28-36, Florida  
238 Administrative Code, the term "story" includes only the  
239 habitable space above the base flood elevation as designated by  
240 the Federal Emergency Management Agency in the most current  
241 Flood Insurance Rate Map. A story may not exceed 10 feet in  
242 height measured from finished floor to finished floor, including  
243 space for mechanical equipment. The highest story may not exceed  
244 10 feet from finished floor to the top plate.

245 3. If the proposed development is on a parcel with a  
246 contributing structure or building within a historic district  
247 which was listed in the National Register of Historic Places  
248 before January 1, 2000, or is on a parcel with a structure or  
249 building individually listed in the National Register of  
250 Historic Places, the municipality may restrict the height of the  
251 proposed development to the highest currently allowed, or  
252 allowed on July 1, 2023, height for a commercial or residential  
253 building located in its jurisdiction within three-fourths of a  
254 mile of the proposed development or three stories, whichever is  
255 higher. The term "highest currently allowed" in this paragraph  
256 includes the maximum height allowed for any building in a zoning  
257 district irrespective of any conditions.

258 (n) As used in this subsection, the term:

259 1. "Commercial use" means activities associated with the  
260 sale, rental, or distribution of products or the performance of  
261 services related thereto. The term includes, but is not limited

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262 to, such uses or activities as retail sales; wholesale sales;  
263 rentals of equipment, goods, or products; offices; restaurants;  
264 public lodging establishments as described in s. 509.242(1)(a);  
265 food service vendors; sports arenas; theaters; tourist  
266 attractions; and other for-profit business activities. A parcel  
267 zoned to permit such uses by right without the requirement to  
268 obtain a variance or waiver is considered commercial use for the  
269 purposes of this section, irrespective of the local land  
270 development regulation's listed category or title. The term does  
271 not include home-based businesses or cottage food operations  
272 undertaken on residential property, public lodging  
273 establishments as described in s. 509.242(1)(c), or uses that  
274 are accessory, ancillary, incidental to the allowable uses, or  
275 allowed only on a temporary basis. Recreational uses, such as  
276 golf courses, tennis courts, swimming pools, and clubhouses,  
277 within an area designated for residential use are not commercial  
278 use, irrespective of how they are operated. Farms and farm  
279 operations as those terms are defined in s. 823.14(3) and uses  
280 associated therewith, including the packaging and sale of  
281 products raised on the premises, are not commercial use.

282 2. "Industrial use" means activities associated with the  
283 manufacture, assembly, processing, or storage of products or the  
284 performance of services related thereto. The term includes, but  
285 is not limited to, such uses or activities as automobile  
286 manufacturing or repair, boat manufacturing or repair, junk

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287 yards, ~~meat packing facilities, citrus processing and packing~~  
288 ~~facilities, produce processing and packing facilities,~~  
289 electrical generating plants, water treatment plants, sewage  
290 treatment plants, and solid waste disposal sites. A parcel zoned  
291 to permit such uses by right without the requirement to obtain a  
292 variance or waiver is considered industrial use for the purposes  
293 of this section, irrespective of the local land development  
294 regulation's listed category or title. The term does not include  
295 uses that are accessory, ancillary, incidental to the allowable  
296 uses, or allowed only on a temporary basis. Recreational uses,  
297 such as golf courses, tennis courts, swimming pools, and  
298 clubhouses, within an area designated for residential use are  
299 not industrial use, irrespective of how they are operated. Farms  
300 and farm operations as those terms are defined in s. 823.14(3)  
301 and uses associated therewith, including the packaging and sale  
302 of products raised on the premises, are not industrial use.

303 3. "Mixed use" means any use that combines multiple types  
304 of approved land uses from at least two of the residential use,  
305 commercial use, and industrial use categories. The term does not  
306 include uses that are accessory, ancillary, incidental to the  
307 allowable uses, or allowed only on a temporary basis.  
308 Recreational uses, such as golf courses, tennis courts, swimming  
309 pools, and clubhouses, within an area designated for residential  
310 use are not mixed use, irrespective of how they are operated.

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311 4. "Planned unit development" has the same meaning as  
312 provided in s. 163.3202(5) (b) .

313 (o) This subsection does not apply to:

314 1. Airport-impacted areas as provided in s. 333.03.

315 2. Property defined as recreational and commercial working  
316 waterfront in s. 342.201(2) (b) in any area zoned as industrial.

317 3. The Wekiva Study Area, as described in s. 369.316.

318 4. The Everglades Protection Area, as defined in s.  
319 373.4592(2) .

320 5. Areas subject to land development regulations, as  
321 defined in s. 163.3164, which are in existence before July 1,  
322 2026, and are intended to retain the open character of land,  
323 including, but not limited to, open space districts, open space  
324 recreation districts, open use estate districts, open use rural  
325 districts, and park and open space districts.

326 6. Any area of critical state concern, as designated in  
327 ss. 380.055, 380.0551, 380.0552, 380.0553, and 380.0555.

328 7. Any portion of a property encumbered by a recorded  
329 conservation easement, as defined in s. 704.06(1) .

330 **Section 3.** The amendments made by this act to ss.  
331 125.01055(7) (n) and 166.04151(7) (n), Florida Statutes, are  
332 intended to be remedial and clarifying in nature and apply  
333 retroactively to January 1, 2024.

334 **Section 4.** An applicant for a proposed development  
335 authorized under s. 125.01055(7), Florida Statutes, or s.

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336 166.04151(7), Florida Statutes, who submitted an application, a  
337 written request, or a notice of intent to use such provisions to  
338 the county or municipality and which application, written  
339 request, or notice of intent has been received by the county or  
340 municipality, as applicable, before July 1, 2026, may notify the  
341 county or municipality by July 1, 2026, of its intent to proceed  
342 under the provisions of s. 125.01055(7), Florida Statutes, or s.  
343 166.04151(7), Florida Statutes, as they existed at the time of  
344 submittal. A county or municipality, as applicable, shall allow  
345 an applicant who submitted such an application, written request,  
346 or notice of intent before July 1, 2026, the opportunity to  
347 submit a revised application, written request, or notice of  
348 intent to account for the changes made by this act.

349 **Section 5. Paragraphs (a) and (o) of subsection (3) of**  
350 **section 196.1978, Florida Statutes, are amended to read:**

351 196.1978 Affordable housing property exemption.—

352 (3) (a) As used in this subsection, the term:

353 1. "Corporation" means the Florida Housing Finance  
354 Corporation.

355 2. "Multifamily project" shall include a development  
356 authorized under this subsection that is held under common  
357 ownership or control, approved and developed in compliance with  
358 the same site plan approval or development agreement or order,  
359 but shall exclude individual detached single-family residences,  
360 as well as parcels separated by more than 200 feet of land.

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361 ~~3.2.~~ "Newly constructed" means an improvement to real  
362 property which was substantially completed within 5 years before  
363 the date of an applicant's first submission of a request for a  
364 certification notice pursuant to this subsection.

365 ~~4.3.~~ "Substantially completed" has the same meaning as in  
366 s. 192.042(1).

367 (o)1. Beginning with the 2025 tax roll, a taxing authority  
368 may elect, upon adoption of an ordinance or resolution approved  
369 by a two-thirds vote of the governing body, not to exempt  
370 property under sub-subparagraph (d)1.a. located in a county  
371 specified pursuant to subparagraph 2., subject to the conditions  
372 of this paragraph.

373 2. A taxing authority must make a finding in the ordinance  
374 or resolution that annual housing reports ~~the most recently~~  
375 published by the Shimberg Center for Housing Studies ~~Annual~~  
376 ~~Report, prepared~~ pursuant to s. 420.6075, identify ~~identifies~~  
377 that a county that is part of the jurisdiction of the taxing  
378 authority is within a metropolitan statistical area or region  
379 where, for each of the previous 3 years, the number of  
380 affordable and available units in the metropolitan statistical  
381 area or region is greater than the number of renter households  
382 in the metropolitan statistical area or region for the category  
383 entitled "0-120 percent AMI."

384 3. An election made pursuant to this paragraph may apply  
385 only to the ad valorem property tax levies imposed within a

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386 county specified pursuant to subparagraph 2. by the taxing  
387 authority making the election.

388 4. The ordinance or resolution must take effect on the  
389 January 1 immediately succeeding adoption and shall expire on  
390 the second January 1 after the January 1 in which the ordinance  
391 or resolution takes effect. The ordinance or resolution may be  
392 renewed prior to its expiration pursuant to this paragraph.

393 5. The taxing authority proposing to make an election  
394 under this paragraph must advertise the ordinance or resolution  
395 or renewal thereof pursuant to the requirements of s. 50.011(1)  
396 prior to adoption.

397 6. The taxing authority must provide to the property  
398 appraiser the adopted ordinance or resolution or renewal thereof  
399 by the effective date of the ordinance or resolution or renewal  
400 thereof.

401 7. Notwithstanding an ordinance or resolution or renewal  
402 thereof adopted pursuant to this paragraph, property in a  
403 multifamily project that received an exemption pursuant to sub-  
404 subparagraph (d)1.a. before the adoption or renewal of such  
405 ordinance or resolution may continue to receive such exemption  
406 for each subsequent consecutive year that the same owner or each  
407 successive owner applies for and is granted the exemption.

408 8. Notwithstanding an ordinance or a resolution or a  
409 renewal thereof adopted pursuant to this paragraph, the owner of  
410 a property in a multifamily project that was issued a building

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411 permit on or after July 1, 2026, for the development of the  
412 multifamily project within 4 years before the effective date of  
413 such ordinance or resolution may apply for and be granted the  
414 exemption under sub-subparagraph (d)1.a. after meeting the  
415 requirements of this subsection and may continue to receive such  
416 exemption for each subsequent consecutive year that the same  
417 owner or each successive owner applies for and is granted the  
418 exemption.

419 **Section 6.** The amendments made by this act to s. 196.1978,  
420 Florida Statutes, first apply to the 2027 property tax roll.

421 **Section 7. Subsection (5) of section 333.03, Florida**  
422 **Statutes, is amended to read:**

423 333.03 Requirement to adopt airport zoning regulations.—

424 (5) Sections 125.01055(7) and 166.04151(7) do not apply to  
425 any of the following, unless the respective application is  
426 approved by the governing body of the airport:

427 (a) A proposed development near a runway within one-  
428 quarter of a mile laterally from the runway edge and within an  
429 area that is the width of one-quarter of a mile extending at  
430 right angles from the end of the runway for a distance of 10,000  
431 feet of any existing airport runway or planned airport runway  
432 identified in the local government's airport master plan.

433 (b) A proposed development within any airport noise zone  
434 identified in the federal land use compatibility table or in a

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435 land-use zoning or airport noise regulation adopted by the local  
436 government.

437 (c) A proposed development that exceeds maximum height  
438 restrictions identified in the political subdivision's airport  
439 zoning regulation adopted pursuant to this section.

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

442 760.22 Definitions.—As used in ss. 760.20–760.37, the  
443 term:

444 (8) "Person" includes one or more individuals,  
445 corporations, partnerships, associations, labor organizations,  
446 legal representatives, mutual companies, joint-stock companies,  
447 trusts, unincorporated organizations, trustees, trustees in  
448 bankruptcy, receivers, ~~and~~ fiduciaries, agencies, governmental  
449 entities, and other legal or commercial entities.

450 **Section 9. Section 760.26, Florida Statutes, is amended to**  
451 **read:**

452 760.26 Prohibited discrimination in land use decisions and  
453 in permitting of development.—It is unlawful to discriminate in  
454 land use decisions or in the permitting of development based on  
455 race, color, national origin, sex, disability, familial status,  
456 or religion, or, except as otherwise provided by law, based on  
457 the source of financing of a development or proposed  
458 development, including, but not limited to, financing of a

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459 development or on a proposed development for housing that is  
460 affordable as defined in s. 420.0004.

461 **Section 10. Subsection (4) of section 760.35, Florida**  
462 **Statutes, is amended to read:**

463 760.35 Civil actions and relief; administrative  
464 procedures.—

465 (4) If the court finds that a person has engaged in a  
466 discriminatory housing practice ~~has occurred~~, it must ~~shall~~  
467 issue an order prohibiting the practice and providing  
468 affirmative relief from the effects of the practice, including  
469 injunctive and other equitable relief, actual and punitive  
470 damages, and reasonable attorney fees and costs. In accordance  
471 with s. 13, Art. X of the State Constitution, the state, for  
472 itself and its agencies or political subdivisions, waives  
473 sovereign immunity for a cause of action based upon the  
474 application of this section. Such waiver is limited only to  
475 actions brought under this section.

476 **Section 11. Subsection (1) of section 420.615, Florida**  
477 **Statutes, is amended to read:**

478 420.615 Affordable housing land donation density bonus  
479 incentives.—

480 (1) A local government may provide density bonus  
481 incentives pursuant to ~~the provisions of~~ this section to any  
482 landowner who voluntarily donates fee simple interest in real  
483 property to the local government for the purpose of assisting

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484 the local government in providing affordable housing, including  
485 housing that is affordable for military families receiving the  
486 basic allowance for housing. Donated real property must be  
487 determined by the local government to be appropriate for use as  
488 affordable housing and must be subject to deed restrictions to  
489 ensure that the property will be used for affordable housing.

490 **Section 12.** The Office of Program Policy Analysis and  
491 Government Accountability (OPPAGA) shall evaluate the efficacy  
492 of using mezzanine finance, or second-position short-term debt,  
493 to stimulate the construction of owner-occupied housing that is  
494 affordable as defined in s. 420.0004(3), Florida Statutes, in  
495 this state. OPPAGA shall also evaluate the potential of tiny  
496 homes in meeting the need for affordable housing in this state.  
497 OPPAGA shall consult with the Florida Housing Finance  
498 Corporation and the Shimberg Center for Housing Studies at the  
499 University of Florida in conducting its evaluation. By December  
500 31, 2027, OPPAGA shall submit a report of its findings to the  
501 President of the Senate and the Speaker of the House of  
502 Representatives. Such report must include recommendations for  
503 the structuring of a model mezzanine finance program.

504 **Section 13.** This act shall take effect July 1, 2026.  
505

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

508 Remove lines 501-565 of the amendment and insert:

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Amendment No.

509 A bill to be entitled  
510 An act relating to affordable housing; amending ss.  
511 125.01055 and 166.04151, F.S.; requiring counties and  
512 municipalities, respectively, to authorize multifamily  
513 and mixed-use residential uses as allowable uses for  
514 specified property; providing requirements for certain  
515 proposed developments; specifying that certain  
516 proposed developments shall not exclude an assemblage  
517 of certain parcels; providing for the expiration of  
518 certain provisions; prohibiting counties and  
519 municipalities, respectively, from restricting the  
520 height of certain proposed developments through other  
521 dimensional means and from requiring certain setbacks  
522 or stepbacks; revising the definitions of the terms  
523 "commercial use" and "industrial use"; revising  
524 applicability; providing retroactive applicability;  
525 authorizing applicants for certain proposed  
526 developments to notify the county or municipality, as  
527 applicable, by a specified date of intent to proceed  
528 under certain provisions; requiring counties and  
529 municipalities to allow certain applicants to submit  
530 revised applications, written requests, and notices of  
531 intent to account for changes made by the act;  
532 amending s. 196.1978, F.S.; creating a definition for  
533 "multifamily project"; revising a specified finding

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Amendment No.

534 that a taxing authority must make in order to elect  
535 not to exempt certain property from certain ad valorem  
536 taxation; authorizing certain property owners in a  
537 multifamily project to apply for and continue to  
538 receive an exemption; amending s. 333.03, F.S.;  
539 providing an exception to the inapplicability of  
540 certain provisions; amending s. 760.22, F.S.; revising  
541 the definition of the term "person"; amending s.  
542 760.26, F.S.; revising a prohibition on discriminatory  
543 practices in land use decisions and in permitting of  
544 development to include housing that is affordable;  
545 amending s. 760.35, F.S.; waiving the state's  
546 sovereign immunity for certain causes of action based  
547 upon housing discrimination; providing applicability;  
548 amending s. 420.615, F.S.; authorizing a local  
549 government to provide a density bonus incentive to  
550 landowners who make certain real property donations to  
551 assist in the provision of affordable housing for  
552 military families; requiring the Office of Program  
553 Policy Analysis and Government Accountability to  
554 evaluate the efficacy of using mezzanine finance and  
555 the potential of tiny homes for specified purposes;  
556 requiring the office to consult with certain entities;  
557 requiring the office to submit a certain report to the

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Amendment No.

558 |       Legislature by a specified date; providing an  
559 |       effective date.

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