

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. HB 1481 (2026)

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	<u>      </u> (Y/N)
ADOPTED AS AMENDED	<u>      </u> (Y/N)
ADOPTED W/O OBJECTION	<u>      </u> (Y/N)
FAILED TO ADOPT	<u>      </u> (Y/N)
WITHDRAWN	<u>      </u> (Y/N)
OTHER	<u>      </u>

1 Committee/Subcommittee hearing bill: Housing, Agriculture &  
2 Tourism Subcommittee

3 Representative Rosenwald offered the following:

5 **Amendment (with title amendment)**

6 Remove everything after the enacting clause and insert:

7 **Section 1. Section 83.684, Florida Statutes, is created to**  
8 **read:**

9 83.684 Homes for Veterans Property Management Incentive  
10 Pilot Program.—

11 (1) This section may be cited as the "Homes for Veterans  
12 Property Management Incentive Pilot Program."

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

14 (a) "Corporation" means the Florida Housing Finance  
15 Corporation.

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16        (b) "HUD-Veterans Affairs Supportive Housing program"  
17 means a program that combines the United States Department of  
18 Housing and Urban Development's housing choice voucher rental  
19 assistance for homeless veterans with case management and  
20 clinical services provided by the United States Department of  
21 Veterans Affairs.

22        (c) "Ledger" means a historical, physical ledger that  
23 serves as the official records of a veteran, including a  
24 veteran's eligibility for the United States Department of  
25 Housing and Urban Development - Veterans Affairs Supportive  
26 Housing voucher with subsidy. The term also includes a digitized  
27 system that contains and stores the same information as the  
28 physical ledger.

29        (d) "Pilot program" means the Homes for Veterans Property  
30 Management Incentive Pilot Program.

31        (e) "Veteran" has the same meaning as in s. 1.01(14).

32        (3) The Homes for Veterans Property Management Incentive  
33 Pilot Program is established in Broward, Escambia, Hillsborough,  
34 and Santa Rosa Counties to provide eligible landlords with  
35 incentives to lease eligible dwelling units to veterans who are  
36 participating in the HUD-Veterans Affairs Supportive Housing  
37 program. Implementation of this pilot program is subject to  
38 annual legislative appropriation. The corporation, in  
39 consultation with the local public housing authority and case  
40 managers assigned to veterans by the United States Department of

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41 Veterans' Affairs, shall establish and oversee the Vacancy  
42 Relief Trust Fund, the Risk Mitigation Trust Fund, the  
43 applications for such trust funds, the document requirements,  
44 and all processes of the pilot program. The corporation's  
45 responsibilities under this section are limited to program  
46 administration, including rulemaking, oversight, and  
47 establishing and executing contracts with one or more local  
48 public housing authorities, contracted program administrators,  
49 or other public or nonprofit entities that have experience  
50 administering the HUD-Veterans Affairs Supportive Housing  
51 program, supportive housing, or landlord mitigation programs to  
52 perform intake, documentation review, and claim verification  
53 functions to locally administer the funds in the Vacancy Relief  
54 Trust Fund and the Risk Mitigation Trust Fund and to distribute  
55 funding to the contracted program administrator for payment of  
56 approved reimbursement requests. The corporation is not  
57 responsible for maintaining eligibility files, tenancy records,  
58 or other case-level documentation for the HUD-Veterans Affairs  
59 Supportive Housing program. Such functions must be maintained by  
60 the contracted program administrator.

61 (4) (a) A landlord who enters into a rental agreement with  
62 an eligible veteran may apply to a contracted program  
63 administrator to request funding from the Vacancy Relief Trust  
64 Fund created under s. 420.56. The purpose of the Vacancy Relief  
65 Trust Fund is to allow a landlord to hold a dwelling unit for a

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66 period of time, and still be compensated for the time that the  
67 dwelling unit is vacant, until the veteran is able to move into  
68 the dwelling unit. The Vacancy Relief Trust Fund provides  
69 proportional rent to eligible landlords for a period of up to 45  
70 days after the date the dwelling unit becomes available or until  
71 the actual date that the veteran moves into the dwelling unit,  
72 whichever is sooner.

73 (b) To apply for the Vacancy Relief Trust Fund, a landlord  
74 must submit all required documentation to the contracted program  
75 administrator within 60 days after the veteran moves into the  
76 dwelling unit. The case manager assigned to the veteran must  
77 assist the contracted program administrator by facilitating  
78 trust fund requests from landlords and documentation compliance.  
79 The contracted program administrator must maintain all  
80 documentation required under this subsection and provide the  
81 corporation with a certification of eligibility, tenancy dates,  
82 and verified costs within the timeframe established by the  
83 corporation by rule. At a minimum, a landlord must submit  
84 documentation to the contracted program administrator in the  
85 form and manner established by the corporation. Required  
86 supporting documentation necessary to confirm eligibility for  
87 reimbursement and oversight must be maintained by the entity  
88 responsible for case management or rental assistance  
89 administration in the HUD-Veterans Affairs Supportive Housing  
90 program.

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91        (c) The corporation may rely on certifications,  
92 determinations, and documentation provided by public housing  
93 authorities, the United States Department of Veterans Affairs,  
94 providers of Supportive Services for Veteran Families,  
95 continuums of care, or other entities responsible for  
96 administering or supporting the functions of the HUD-Veterans  
97 Affairs Supportive Housing program. The corporation's reliance  
98 on such certifications, determinations, and documentation  
99 satisfies the corporation's oversight and evaluation  
100 responsibilities of the functions, activities, and outcomes for  
101 the pilot program.

102        (5) (a) If a veteran moves out of the dwelling unit during  
103 the first 12 months of a year-to-year rental agreement or after  
104 the expiration of a rental agreement for any duration, the  
105 landlord may apply to the contracted program administrator for  
106 funding from the Risk Mitigation Trust Fund created under s.  
107 420.56. The Risk Mitigation Trust Fund is designed to cover  
108 property loss at the dwelling unit caused by the veteran which  
109 extends beyond the amount of the deposit money. The landlord may  
110 apply for up to \$2,000 beyond the deposit money.

111        (b) To apply for the Risk Mitigation Trust Fund, a  
112 landlord must submit all required documentation to the  
113 contracted program administrator within 60 days after the  
114 veteran moves out of the dwelling unit. The case manager  
115 assigned to the veteran must assist the contracted program

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116 administrator by facilitating trust fund requests from landlords  
117 and documentation compliance. The contracted program  
118 administrator must maintain all documentation required under  
119 this subsection and provide the corporation, within the  
120 timeframe established by rule, a certification of eligibility,  
121 tenancy dates, verified damage amounts, and verified costs.  
122 Required supporting documentation necessary to confirm  
123 eligibility for reimbursement and oversight must be maintained  
124 by the entity responsible for case management or rental  
125 assistance administration in the HUD-Veterans Affairs Supportive  
126 Housing program.

127 (c) After the veteran vacates the dwelling unit, the  
128 landlord must provide a copy of the move-out checklist with  
129 current photos of the dwelling unit and a copy of the written  
130 notice provided to the veteran by the landlord in accordance  
131 with s. 83.49(3)(a).

132 (d) A landlord may apply for the Risk Mitigation Trust  
133 Fund only if the landlord previously applied to the Vacancy  
134 Relief Trust Fund.

135 (6) Funding for the pilot program is limited, and the  
136 corporation shall award funds on a first-come, first-served  
137 basis. The corporation may suspend acceptance of applications  
138 when available appropriations are fully obligated. The  
139 corporation must notify contracted program administrators if

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140 intake of applications is suspended and when intake of  
141 applications is resumed.

142 (7) The corporation shall adopt rules to implement this  
143 section.

144 **Section 2.** This act shall take effect July 1, 2026, if HB  
145 1483 or similar legislation is adopted in the same legislative  
146 session or an extension thereof and becomes a law.

147 -----

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

149 Remove everything before the enacting clause and insert:

150 A bill to be entitled  
151 An act relating to housing for veterans; creating s.  
152 83.684, F.S.; providing a short title; providing  
153 definitions; establishing the Homes for Veterans  
154 Property Management Incentive Pilot Program in certain  
155 counties, subject to legislative appropriation;  
156 requiring the Florida Housing Finance Corporation, in  
157 conjunction with other entities and persons, to  
158 oversee specified aspects of the pilot program;  
159 providing the responsibilities of the corporation for  
160 the pilot program; requiring contracted program  
161 administrators to maintain certain functions of the  
162 pilot program; authorizing certain landlords to apply  
163 to a contracted program administrator to request

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165 funding from the Vacancy Relief Trust Fund and the  
166 Risk Mitigation Trust Fund under certain  
167 circumstances; providing the purpose of such trust  
168 funds; requiring a landlord to submit to the  
169 contracted program administrator required  
170 documentation within a specified time period to apply  
171 for either trust fund; requiring certain case managers  
172 to assist the contracted program administrator;  
173 requiring the contracted program administrator to  
174 maintain and provide certain documentation to the  
175 corporation; requiring the entity responsible for  
176 certain functions to maintain any supporting  
177 documentation; authorizing the corporation to rely on  
178 certifications, determinations, and documentation  
179 provided by specified entities; authorizing a landlord  
180 to apply for up to a specified dollar amount from the  
181 Risk Mitigation Trust Fund; providing requirements to  
182 apply for the Risk Mitigation Trust Fund; providing  
183 that funding for the pilot program is awarded on a  
184 first-come, first-served basis; authorizing the  
185 corporation to suspend the acceptance of applications  
186 under certain circumstances; requiring specified  
187 notice; requiring the corporation to adopt rules;  
188 providing a contingent effective date.

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