

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. HB 1481 (2026)

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WITHDRAWN (Y/N)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: Housing, Agriculture &
Tourism Subcommittee

Representative Rosenwald offered the following:

Amendment (with title amendment)

Remove everything after the enacting clause and insert:

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

83.684 Homes for Veterans Property Management Incentive
Pilot Program.—

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

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

(a) "Corporation" means the Florida Housing Finance
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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Veterans' Affairs, shall establish and oversee the Vacancy Relief Trust Fund, the Risk Mitigation Trust Fund, the applications for such trust funds, the document requirements, and all processes of the pilot program. The corporation's responsibilities under this section are limited to program administration, including rulemaking, oversight, and establishing and executing contracts with one or more local public housing authorities, contracted program administrators, or other public or nonprofit entities that have experience administering the HUD-Veterans Affairs Supportive Housing program, supportive housing, or landlord mitigation programs to perform intake, documentation review, and claim verification functions to locally administer the funds in the Vacancy Relief Trust Fund and the Risk Mitigation Trust Fund and to distribute funding to the contracted program administrator for payment of approved reimbursement requests. The corporation is not responsible for maintaining eligibility files, tenancy records, or other case-level documentation for the HUD-Veterans Affairs Supportive Housing program. Such functions must be maintained by the contracted program administrator.

(4) (a) A landlord who enters into a rental agreement with an eligible veteran may apply to a contracted program administrator to request funding from the Vacancy Relief Trust Fund created under s. 420.56. The purpose of the Vacancy Relief 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 continuum 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.

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

150 Remove everything before the enacting clause and insert:

151 A bill to be entitled

152 An act relating to housing for veterans; creating s.
153 83.684, F.S.; providing a short title; providing
154 definitions; establishing the Homes for Veterans
155 Property Management Incentive Pilot Program in certain
156 counties, subject to legislative appropriation;
157 requiring the Florida Housing Finance Corporation, in
158 conjunction with other entities and persons, to
159 oversee specified aspects of the pilot program;
160 providing the responsibilities of the corporation for
161 the pilot program; requiring contracted program
162 administrators to maintain certain functions of the
163 pilot program; authorizing certain landlords to apply
164 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.