

CS/HB 1481

2026

A bill to be entitled  
An act relating to housing for veterans; creating s. 83.684, F.S.; providing a short title; providing definitions; establishing the Homes for Veterans Property Management Incentive Pilot Program in certain counties, subject to legislative appropriation; requiring the Florida Housing Finance Corporation, in consultation with other entities and persons, to oversee specified aspects of the pilot program; providing the responsibilities of the corporation for the pilot program; requiring contracted program administrators to maintain certain functions of the pilot program; authorizing certain landlords to apply to a contracted program administrator to request funding from the Vacancy Relief Trust Fund and the Risk Mitigation Trust Fund under certain circumstances; providing the purpose of such trust funds; requiring a landlord to submit to the contracted program administrator required documentation within a specified time period to apply for either trust fund; requiring certain case managers to assist the contracted program administrator; requiring the contracted program administrator to maintain and provide certain documentation to the corporation; requiring the entity responsible for

CS/HB 1481

2026

26       certain functions to maintain any supporting  
27       documentation; authorizing the corporation to rely on  
28       certifications, determinations, and documentation  
29       provided by specified entities; authorizing a landlord  
30       to apply for up to a specified dollar amount from the  
31       Risk Mitigation Trust Fund; providing requirements to  
32       apply for the Risk Mitigation Trust Fund; providing  
33       that funding for the pilot program is awarded on a  
34       first-come, first-served basis; authorizing the  
35       corporation to suspend the acceptance of applications  
36       under certain circumstances; requiring specified  
37       notice; requiring the corporation to adopt rules;  
38       providing a contingent effective date.

39  
40       Be It Enacted by the Legislature of the State of Florida:

41  
42       **Section 1. Section 83.684, Florida Statutes, is created to**  
43       **read:**

44       83.684 Homes for Veterans Property Management Incentive  
45       Pilot Program.—

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

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

49       (a) "Corporation" means the Florida Housing Finance  
50       Corporation.

51        (b)    "HUD-Veterans Affairs Supportive Housing program"  
52    means a program that combines the United States Department of  
53    Housing and Urban Development's housing choice voucher rental  
54    assistance for homeless veterans with case management and  
55    clinical services provided by the United States Department of  
56    Veterans Affairs.

57        (c)    "Ledger" means a historical, physical ledger that  
58    serves as the official records of a veteran, including a  
59    veteran's eligibility for the United States Department of  
60    Housing and Urban Development - Veterans Affairs Supportive  
61    Housing voucher with subsidy. The term also includes a digitized  
62    system that contains and stores the same information as the  
63    physical ledger.

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

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

67        (3)    The Homes for Veterans Property Management Incentive  
68    Pilot Program is established in Broward, Escambia, Hillsborough,  
69    and Santa Rosa Counties to provide eligible landlords with  
70    incentives to lease eligible dwelling units to veterans who are  
71    participating in the HUD-Veterans Affairs Supportive Housing  
72    program. Implementation of this pilot program is subject to  
73    annual legislative appropriation. The corporation, in  
74    consultation with the local public housing authority and case  
75    managers assigned to veterans by the United States Department of

76       Veterans' Affairs, shall establish and oversee the Vacancy  
77       Relief Trust Fund, the Risk Mitigation Trust Fund, the  
78       applications for such trust funds, the document requirements,  
79       and all processes of the pilot program. The corporation's  
80       responsibilities under this section are limited to program  
81       administration, including rulemaking, oversight, and  
82       establishing and executing contracts with one or more local  
83       public housing authorities, contracted program administrators,  
84       or other public or nonprofit entities that have experience  
85       administering the HUD-Veterans Affairs Supportive Housing  
86       program, supportive housing, or landlord mitigation programs to  
87       perform intake, documentation review, and claim verification  
88       functions to locally administer the funds in the Vacancy Relief  
89       Trust Fund and the Risk Mitigation Trust Fund and to distribute  
90       funding to the contracted program administrator for payment of  
91       approved reimbursement requests. The corporation is not  
92       responsible for maintaining eligibility files, tenancy records,  
93       or other case-level documentation for the HUD-Veterans Affairs  
94       Supportive Housing program. Such functions must be maintained by  
95       the contracted program administrator.

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

101 period of time, and still be compensated for the time that the  
102 dwelling unit is vacant, until the veteran is able to move into  
103 the dwelling unit. The Vacancy Relief Trust Fund provides  
104 proportional rent to eligible landlords for a period of up to 45  
105 days after the date the dwelling unit becomes available or until  
106 the actual date that the veteran moves into the dwelling unit,  
107 whichever is sooner.

108 (b) To apply for the Vacancy Relief Trust Fund, a landlord  
109 must submit all required documentation to the contracted program  
110 administrator within 60 days after the veteran moves into the  
111 dwelling unit. The case manager assigned to the veteran must  
112 assist the contracted program administrator by facilitating  
113 trust fund requests from landlords and documentation compliance.  
114 The contracted program administrator must maintain all  
115 documentation required under this subsection and provide the  
116 corporation with a certification of eligibility, tenancy dates,  
117 and verified costs within the timeframe established by the  
118 corporation by rule. At a minimum, a landlord must submit  
119 documentation to the contracted program administrator in the  
120 form and manner established by the corporation. Required  
121 supporting documentation necessary to confirm eligibility for  
122 reimbursement and oversight must be maintained by the entity  
123 responsible for case management or rental assistance  
124 administration in the HUD-Veterans Affairs Supportive Housing  
125 program.

126        (c) The corporation may rely on certifications,  
127 determinations, and documentation provided by public housing  
128 authorities, the United States Department of Veterans Affairs,  
129 providers of Supportive Services for Veteran Families,  
130 continuums of care, or other entities responsible for  
131 administering or supporting the functions of the HUD-Veterans  
132 Affairs Supportive Housing program. The corporation's reliance  
133 on such certifications, determinations, and documentation  
134 satisfies the corporation's oversight and evaluation  
135 responsibilities of the functions, activities, and outcomes for  
136 the pilot program.

137        (5) (a) If a veteran moves out of the dwelling unit during  
138 the first 12 months of a year-to-year rental agreement or after  
139 the expiration of a rental agreement for any duration, the  
140 landlord may apply to the contracted program administrator for  
141 funding from the Risk Mitigation Trust Fund created under s.  
142 420.56. The Risk Mitigation Trust Fund is designed to cover  
143 property loss at the dwelling unit caused by the veteran which  
144 extends beyond the amount of the deposit money. The landlord may  
145 apply for up to \$2,000 beyond the deposit money.

146        (b) To apply for the Risk Mitigation Trust Fund, a  
147 landlord must submit all required documentation to the  
148 contracted program administrator within 60 days after the  
149 veteran moves out of the dwelling unit. The case manager  
150 assigned to the veteran must assist the contracted program

151 administrator by facilitating trust fund requests from landlords  
152 and documentation compliance. The contracted program  
153 administrator must maintain all documentation required under  
154 this subsection and provide the corporation, within the  
155 timeframe established by rule, a certification of eligibility,  
156 tenancy dates, verified damage amounts, and verified costs.  
157 Required supporting documentation necessary to confirm  
158 eligibility for reimbursement and oversight must be maintained  
159 by the entity responsible for case management or rental  
160 assistance administration in the HUD-Veterans Affairs Supportive  
161 Housing program.

162 (c) After the veteran vacates the dwelling unit, the  
163 landlord must provide a copy of the move-out checklist with  
164 current photos of the dwelling unit and a copy of the written  
165 notice provided to the veteran by the landlord in accordance  
166 with s. 83.49(3)(a).

167 (d) A landlord may apply for the Risk Mitigation Trust  
168 Fund only if the landlord previously applied to the Vacancy  
169 Relief Trust Fund.

170 (6) Funding for the pilot program is limited, and the  
171 corporation shall award funds on a first-come, first-served  
172 basis. The corporation may suspend acceptance of applications  
173 when available appropriations are fully obligated. The  
174 corporation must notify contracted program administrators if  
175 intake of applications is suspended and when intake of

CS/HB 1481

2026

176 applications is resumed.

177 (7) The corporation shall adopt rules to implement this  
178 section.

179 **Section 2.** This act shall take effect July 1, 2026, if HB  
180 1483 or similar legislation is adopted in the same legislative  
181 session or an extension thereof and becomes a law.