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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/18/2026	.	
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The Appropriations Committee on Transportation, Tourism, and Economic Development (Wright) recommended the following:

**Senate Amendment (with title amendment)**

Delete 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 Act."



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

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

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

(c) "Pilot program" means the Homes for Veterans Property Management Incentive Pilot Program.

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

(3) The Homes for Veterans Property Management Incentive Pilot Program is established in Broward, Escambia, Hillsborough, and Santa Rosa Counties to provide eligible landlords with incentives to lease eligible dwelling units to veterans who are participating in the HUD-Veterans Affairs Supportive Housing program. Implementation of this pilot program is subject to annual legislative appropriation. The corporation, in consultation with the local public housing authority and case managers assigned to veterans by the United States Department of Veterans Affairs, shall establish and oversee the Vacancy Relief and Risk Mitigation Trust Fund, the applications for such trust fund, 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



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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 and 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 shall 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 and Risk Mitigation Trust Fund created under s. 420.56 for the purpose of allowing a landlord to hold a dwelling unit for a period of time, and still be compensated for the time that the dwelling unit is vacant, until the veteran is able to move into the dwelling unit. Such trust fund provides proportional rent to eligible landlords for a period of up to 45 days after the date the dwelling unit becomes available or until the actual date that the veteran moves into the dwelling unit, whichever is sooner.

(b) To apply for funding under paragraph (a), a landlord must submit all required documentation to the contracted program administrator within 60 days after the veteran moves into the dwelling unit. The case manager assigned to the veteran shall assist the contracted program administrator by facilitating trust fund requests from landlords and documentation compliance. The contracted program administrator shall maintain all



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documentation required under this subsection and provide the corporation with a certification of eligibility, tenancy dates, and verified costs within the timeframe established by the corporation by rule. At a minimum, a landlord shall submit documentation to the contracted program administrator in the form and manner established by the corporation. Required supporting documentation necessary to confirm eligibility for reimbursement and oversight shall be maintained by the entity responsible for case management or rental assistance administration in the HUD-Veterans Affairs Supportive Housing program.

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

(5)(a) If a veteran moves out of the dwelling unit during the first 12 months of a year-to-year rental agreement or after the expiration of a rental agreement for any duration, the landlord may apply to the contracted program administrator for funding from the Vacancy Relief and Risk Mitigation Trust Fund created under s. 420.56 to cover property loss at the dwelling unit caused by the veteran which exceeds the amount of the



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98 deposit money. The landlord may apply for up to \$2,000 beyond  
99 the deposit money.

100 (b) To apply for funding under paragraph (a), a landlord  
101 must submit all required documentation to the contracted program  
102 administrator within 60 days after the veteran moves out of the  
103 dwelling unit. The case manager assigned to the veteran shall  
104 assist the contracted program administrator by facilitating  
105 trust fund requests from landlords and documentation compliance.  
106 The contracted program administrator shall maintain all  
107 documentation required under this subsection and provide the  
108 corporation, within the timeframe established by rule, a  
109 certification of eligibility, tenancy dates, verified damage  
110 amounts, and verified costs. Required supporting documentation  
111 necessary to confirm eligibility for reimbursement and oversight  
112 shall be maintained by the entity responsible for case  
113 management or rental assistance administration in the HUD-  
114 Veterans Affairs Supportive Housing program.

115 (c) After the veteran vacates the dwelling unit, the  
116 landlord shall provide the contracted program administrator a  
117 copy of the move-out checklist with current photos of the  
118 dwelling unit and a copy of the written notice provided to the  
119 veteran by the landlord in accordance with s. 83.49(3)(a).

120 (d) A landlord may apply for funding under paragraph (a)  
121 only if the landlord previously applied for funding under  
122 paragraph (4)(a).

123 (6) Funding for the pilot program is limited, and the  
124 corporation shall award funds on a first-come, first-served  
125 basis. The corporation may suspend acceptance of applications  
126 when available appropriations are fully obligated. The



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corporation must notify contracted program administrators if  
intake of applications is suspended and when intake of  
applications is resumed.

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

Section 2. This act shall take effect July 1, 2026, if SB  
1604 or similar legislation is adopted in the same legislative  
session or an extension thereof and becomes a law.

===== T I T L E   A M E N D M E N T =====

And the title is amended as follows:

Delete everything before the enacting clause  
and insert:

A bill to be entitled  
An act relating to housing for veterans; creating s.  
83.684, F.S.; providing a short title; defining terms;  
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  
establish and 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 and Risk Mitigation Trust Fund under certain



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circumstances; providing the purpose of such trust fund; requiring a landlord to submit to the contracted program administrator required documentation within a specified time period to apply for the 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 certain functions to maintain any supporting documentation; authorizing the corporation to rely on certifications, determinations, and documentation provided by specified entities; authorizing a landlord to apply for up to a specified dollar amount from the trust fund; providing requirements to apply for the trust fund; providing that funding for the pilot program is awarded on a first-come, first-served basis; authorizing the corporation to suspend the acceptance of applications under certain circumstances; requiring specified notice; requiring the corporation to adopt rules; providing a contingent effective date.