

By Senator Wright

8-00981A-26

20261602__

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; requiring the Florida Housing Finance
Corporation, in conjunction with other entities and
persons, to oversee the pilot program; authorizing
certain landlords to apply to the corporation to
receive 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
corporation specified documentation within a specified
time period to apply for either trust fund; requiring
certain case managers to assist the corporation;
authorizing a landlord to apply for up to a specified
dollar amount from the Risk Mitigation Trust Fund;
providing a requirement to apply for the Risk
Mitigation Trust Fund; providing that funding is
awarded on a first-come, first-served basis; requiring
the corporation to adopt rules; providing a contingent
effective date.

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

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

83.684 Homes for Veterans Property Management Incentive

8-00981A-26

20261602__

30 Pilot Program.—

31 (1) This section may be cited as the “Homes for Veterans
32 Property Management Incentive Pilot Program.”

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

34 (a) “Corporation” means the Florida Housing Finance
35 Corporation.

36 (b) “Ledger” means a historical, physical ledger that
37 serves as the official records of a veteran, including a
38 veteran’s eligibility for the United States Department of
39 Housing and Urban Development - Veterans Affairs Supportive
40 Housing voucher with subsidy. The term also includes a digitized
41 system that contains and stores the same information as the
42 physical ledger.

43 (c) “Pilot program” means the Homes for Veterans Property
44 Management Incentive Pilot Program.

45 (d) “Veteran” has the same meaning as in s. 1.01(14).

46 (3) The Homes for Veterans Property Management Incentive
47 Pilot Program is established in Broward, Escambia, Hillsborough,
48 and Santa Rosa Counties to provide landlords with incentives to
49 address veteran homelessness. Implementation of this pilot
50 program is subject to annual legislative appropriations. The
51 corporation, in conjunction with the local public housing
52 authority and case managers assigned to veterans by the
53 Department of Veterans’ Affairs, shall establish and oversee the
54 Vacancy Relief Trust Fund, the Risk Mitigation Trust Fund, the
55 applications for such trust funds, the document requirements,
56 and all processes of the pilot program.

57 (4) (a) A landlord who enters into a rental agreement with
58 an eligible veteran may apply to the corporation to receive

8-00981A-26

20261602__

59 funding from the Vacancy Relief Trust Fund created under s.
60 420.56. The purpose of the Vacancy Relief Trust Fund is to allow
61 a landlord to hold a dwelling unit for a period of time, and
62 still be compensated for the time that the dwelling unit is
63 vacant, until the veteran is able to move in to the dwelling
64 unit. The Vacancy Relief Trust Fund provides proportional rent
65 to eligible landlords for a period of up to 45 days after the
66 date the dwelling unit becomes available or until the actual
67 date that the veteran moves into the dwelling unit, whichever is
68 sooner.

69 (b) To apply for the Vacancy Relief Trust Fund, a landlord
70 must submit all required documentation to the corporation within
71 60 days after the veteran moves into the dwelling unit. The case
72 manager assigned to the veteran must assist the corporation by
73 facilitating trust fund requests from landlords and
74 documentation compliance. At a minimum, a landlord must submit
75 to the corporation all of the following:

76 1. A completed application, as determined by the
77 corporation.

78 2. The signed rental agreement between the landlord and the
79 veteran.

80 3. The turnover paperwork for the dwelling unit.

81 4. A move-in checklist with current photos of the dwelling
82 unit.

83 5. A copy of the veteran's ledger or other proof, as
84 received by the corporation, that the veteran is eligible for
85 rental assistance under the United States Department of Housing
86 and Urban Development - Veterans Affairs Supportive Housing
87 program, as implemented by the Department of Veterans' Affairs

8-00981A-26

20261602__

and public housing authorities.

(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 corporation to receive funding from the Risk Mitigation Trust Fund created under s. 420.56. The Risk Mitigation Trust Fund is designed to cover property loss at the dwelling unit caused by the veteran which extends beyond the amount of the deposit money. The landlord may apply for up to \$2,000 beyond the deposit money.

(b) To apply for the Risk Mitigation Trust Fund, a landlord must submit all required documentation to the corporation within 60 days after the veteran moves into the dwelling unit. The case manager assigned to the veteran must assist the corporation by facilitating trust fund requests from landlords and documentation compliance. At a minimum, a landlord must submit to the corporation all of the following:

1. A completed application, as determined by the corporation.

2. The signed rental agreement between the landlord and the veteran.

3. The turnover paperwork for the dwelling unit.

4. A copy of the move-in checklist with current photos of the dwelling unit.

5. A copy of the veteran's ledger or other proof, as received by the corporation, that the veteran is eligible for rental assistance under the United States Department of Housing and Urban Development - Veterans Affairs Supportive Housing program, as implemented by the Department of Veterans' Affairs

8-00981A-26

20261602__

and public housing authorities.

6. After the veteran vacates the dwelling unit, a copy of the move-out checklist with current photos of the dwelling unit and a copy of the written notice provided to the veteran by the landlord in accordance with s. 83.49(3)(a).

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

(6) Funding for the pilot program is limited and the corporation shall award funds on a first-come, first-served basis.

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

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