

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

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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

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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

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88 and public housing authorities.

89 (5) (a) If a veteran moves out of the dwelling unit during  
90 the first 12 months of a year-to-year rental agreement or after  
91 the expiration of a rental agreement for any duration, the  
92 landlord may apply to the corporation to receive funding from  
93 the Risk Mitigation Trust Fund created under s. 420.56. The Risk  
94 Mitigation Trust Fund is designed to cover property loss at the  
95 dwelling unit caused by the veteran which extends beyond the  
96 amount of the deposit money. The landlord may apply for up to  
97 \$2,000 beyond the deposit money.

98 (b) To apply for the Risk Mitigation Trust Fund, a landlord  
99 must submit all required documentation to the corporation within  
100 60 days after the veteran moves into the dwelling unit. The case  
101 manager assigned to the veteran must assist the corporation by  
102 facilitating trust fund requests from landlords and  
103 documentation compliance. At a minimum, a landlord must submit  
104 to the corporation all of the following:

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

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

109 3. The turnover paperwork for the dwelling unit.

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

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

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

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

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

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

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