

**By** the Committee on Military and Veterans Affairs, Space, and Domestic Security; and Senator Wright

583-02213-26

20261602c1

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 for a specified purpose; providing that implementation of the pilot program is subject to annual legislative appropriations; requiring the Florida Housing Finance Corporation, in consultation 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 timeframe 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

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30 read:

31       83.684 Homes for Veterans Property Management Incentive  
32       Pilot Program.—33       (1) This section may be cited as the "Homes for Veterans  
34       Property Management Incentive Pilot Program."35       (2) As used in this section, the term:36       (a) "Corporation" means the Florida Housing Finance  
37       Corporation.38       (b) "Ledger" means a historical, physical ledger that  
39       serves as the official records of a veteran, including a  
40       veteran's eligibility for the United States Department of  
41       Housing and Urban Development - Veterans Affairs Supportive  
42       Housing voucher with subsidy. The term also includes a digitized  
43       system that contains and stores the same information as the  
44       physical ledger.45       (c) "Pilot program" means the Homes for Veterans Property  
46       Management Incentive Pilot Program.47       (d) "Veteran" has the same meaning as in s. 1.01(14).48       (3) The Homes for Veterans Property Management Incentive  
49       Pilot Program is established in Broward, Escambia, Hillsborough,  
50       and Santa Rosa Counties to provide landlords with incentives to  
51       address veteran homelessness. Implementation of this pilot  
52       program is subject to annual legislative appropriations. The  
53       corporation, in consultation with the local public housing  
54       authority and case managers assigned to veterans by the United  
55       States Department of Veterans Affairs, shall establish and  
56       oversee the Vacancy Relief Trust Fund, the Risk Mitigation Trust  
57       Fund, the applications for such trust funds, the document  
58       requirements, and all processes of the pilot program.

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

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

- 78        1. A completed application, as determined by the  
79 corporation.
- 80        2. The signed rental agreement between the landlord and the  
81 veteran.
- 82        3. The turnover paperwork for the dwelling unit.
- 83        4. A copy of the move-in checklist with current photos of  
84 the dwelling unit.
- 85        5. A copy of the veteran's ledger or other proof, as  
86 received by the corporation, that the veteran is eligible for  
87 rental assistance under the United States Department of Housing

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88 and Urban Development - Veterans Affairs Supportive Housing  
89 program, as implemented by the United States Department of  
90 Veterans Affairs and public housing authorities.

91 (5) (a) If a veteran moves out of the dwelling unit during  
92 the first 12 months of a year-to-year rental agreement or after  
93 the expiration of a rental agreement for any duration, the  
94 landlord may apply to the corporation to receive funding from  
95 the Risk Mitigation Trust Fund created under s. 420.56. The Risk  
96 Mitigation Trust Fund is designed to cover property loss at the  
97 dwelling unit caused by the veteran which extends beyond the  
98 amount of the deposit money. The landlord may apply for up to  
99 \$2,000 beyond the deposit money.

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

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

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

111 3. The turnover paperwork for the dwelling unit.

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

114 5. A copy of the veteran's ledger or other proof, as  
115 received by the corporation, that the veteran is eligible for  
116 rental assistance under the United States Department of Housing

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118 program, as implemented by the United States Department of  
119 Veterans Affairs and public housing authorities.

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

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

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

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

132 Section 2. This act shall take effect July 1, 2026, if SB  
133 1604 or similar legislation is adopted in the same legislative  
134 session or an extension thereof and becomes a law.