

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

583-02213-26

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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

583-02213-26

20261602c1

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.

583-02213-26

20261602c1

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

583-02213-26

20261602c1

and Urban Development - Veterans Affairs Supportive Housing program, as implemented by the United States Department of Veterans Affairs 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

583-02213-26

20261602c1

117 and Urban Development - Veterans Affairs Supportive Housing
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.