

1                   A bill to be entitled  
2     An act relating to tax credits for housing for  
3     homeless employees; creating s. 220.1985, F.S.;  
4     providing definitions; creating specified tax credits  
5     for certain businesses that provide housing for  
6     employees; providing application requirements;  
7     requiring the Department of Commerce to approve all  
8     applications that meet specified criteria; requiring  
9     the department to make certain notifications;  
10    providing the maximum amount of tax credits that may  
11    be distributed; requiring such credits be approved by  
12    the Department of Revenue before use; requiring such  
13    approval be included with specified returns; requiring  
14    approval of such credits be done in a specified order;  
15    authorizing the Department of Commerce and the  
16    Department of Revenue to adopt rules, including  
17    emergency rules; authorizing tax credits to be carried  
18    forward for a specified period; prohibiting tax  
19    credits from being transferred; providing an effective  
20    date.

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

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24           **Section 1.   Section 220.1985, Florida Statutes, is created**  
25   **to read:**

26        220.1985 Tax credits for employee housing.—

27        (1) As used in this section, the term:

28        (a) "Converted housing" means property that was sitting  
29 idle, unoccupied, unused, or abandoned for at least 24 months  
30 before being rehabilitated to serve as workforce housing.

31        (b) "Employee" has the same meaning as established under  
32 the federal Fair Labor Standards Act and its implementing  
33 regulations, and includes an apprentice, as defined in s.  
34 446.021(2), a preapprentice, as defined in s. 446.021(1), or a  
35 student intern, as defined in s. 220.198(2).

36        (c) "Homeless" means a person who:

37        1. Meets the definition of homeless as that term is  
38 defined in the McKinney-Vento Homeless Assistance Act, 42 U.S.C  
39 s. 11302; or

40        2. Is experiencing a temporary state of lacking a  
41 permanent home due to a sudden crisis or catastrophic event such  
42 as job loss, a natural disaster, a medical emergency, or  
43 domestic violence.

44        (d) "Qualified business" means a business which provides  
45 housing for a qualified employee at a rate that does not exceed  
46 the rent limit specified for the 50 percentage category by the  
47 most recent multifamily rental programs income and rent limit  
48 chart posted by the Florida Housing Finance Corporation.

49        (e) "Qualified employee" means an employee who was  
50 homeless immediately before receiving housing from a qualified

51 business, and who first received such housing within the  
52 previous 3 years.

53 (2)(a) For taxable years beginning on or after January 1,  
54 2027, a qualified business is eligible for a credit against the  
55 tax imposed by this chapter in the amount of \$2,000 per  
56 qualified employee.

57 (b) The qualified business is eligible for an additional  
58 credit against the tax imposed by this chapter in the amount of  
59 \$1,000 per qualified employee if the housing provided by the  
60 qualified business is converted housing owned by the qualified  
61 business. The converted housing must meet all building, housing,  
62 and health codes, as defined in s. 83.43.

63 (3)(a) In order to receive a tax credit under this  
64 section, the qualified business must submit an application to  
65 the Department of Commerce that identifies the number of  
66 qualified employees, the location of the provided housing and  
67 whether such housing is converted housing, the rent charged to  
68 the qualified employees, and any other information required by  
69 the department.

70 (b) Subject to the provisions of subsection (4), the  
71 Department of Commerce shall review applications with urgency  
72 and approve all those determined to:

73 1. Contain all the information required by this  
74 subsection; and

75 2. Meet the criteria set out in this section.

76        (c) The Department of Commerce shall notify the qualified  
77 business, in writing, of their decision and, if applicable, the  
78 maximum credit allowed. The Department of Commerce shall  
79 transmit a copy of such notification to the Department of  
80 Revenue.

81        (4) The combined total amount of tax credits which may be  
82 granted to qualified businesses each year under this section is  
83 \$5 million. The Department of Commerce must approve the tax  
84 credit prior to the taxpayer taking the credit on a return, and  
85 the return attempting to apply the credit must include a copy of  
86 such approval. The Department of Commerce must approve credits  
87 on a first-come, first-served basis.

88        (5) The Department of Commerce and the Department of  
89 Revenue may adopt rules, including emergency rules pursuant to  
90 s. 120.54(4), governing the manner and form of applications for  
91 the tax credit and establishing qualification requirements for  
92 the tax credit. All conditions are deemed met for the adoption  
93 of emergency rules pursuant to s. 120.54(4).

94        (6) A qualified business may carry forward any unused  
95 portion of a tax credit under this section for up to 2 taxable  
96 years, but the credit may not be transferred to another entity.

97        **Section 2.** This act shall take effect July 1, 2026.