

By Senator Bernard

24-00966-26

2026664__

A bill to be entitled

An act relating to rent of affordable housing dwelling units; amending s. 83.46, F.S.; defining the terms "affordable" and "base rent"; prohibiting certain landlords of specified dwelling units from increasing the base rent of a unit during the term of a rental agreement; providing construction; providing applicability; providing an effective date.

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

Section 1. Subsection (4) is added to section 83.46, Florida Statutes, to read:

83.46 Rent; duration of tenancies.—

(4) (a) As used in this subsection, the term:

1. "Affordable" has the same meaning as in s. 420.0004.

2. "Base rent" means the initial rent for a dwelling unit charged by a landlord which is calculated based on a formula dictated by an affordable housing program using the most recent publication of the United States Department of Housing and Urban Development's Area Median Income; based on reasonable rent calculated by a public housing agency; or otherwise based on the terms of the affordable housing program. Base rent applies before deduction of monthly housing assistance payments to calculate a monthly net rent payable by the tenant.

(b) A person who is a landlord of a dwelling unit that qualifies as affordable housing and who has received federal, state, or local funding or tax incentives because of the dwelling unit's status as an affordable housing unit may not

24-00966-26

2026664__

30 increase the base rent of the dwelling unit during the term of a
31 rental agreement.

32 (c) This subsection does not prohibit a landlord from
33 increasing the base rent of a dwelling unit that qualifies as
34 affordable housing when a tenant is renewing his or her rental
35 agreement, nor does it prohibit changes to the net rent based on
36 changes to the tenant's qualifications for a housing assistance
37 program under the terms of such affordable housing program.

38 (d) This subsection applies to rental agreements that have
39 a term of 13 months or less and are entered into on or after
40 July 1, 2027.

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