



764470

LEGISLATIVE ACTION

Senate	.	House
Comm: WD	.	
03/25/2025	.	
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The Committee on Judiciary (Bernard) recommended the following:

**Senate Amendment (with title amendment)**

Delete everything after the enacting clause  
and insert:

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 "affordable"  
has the same meaning as in s. 420.0004(3).

(b) A person who is a landlord of a dwelling unit that  
qualifies as affordable housing and who has received federal,



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12 state, or local funding or tax incentives because of the  
13 dwelling unit's status as an affordable housing unit may not  
14 increase the rent of the dwelling unit during the term of a  
15 rental agreement.

16 (c) This subsection does not prohibit a landlord from  
17 increasing the rent of a dwelling unit that qualifies as  
18 affordable housing when a tenant is renewing his or her rental  
19 agreement.

20 (d) This subsection applies to rental agreements that have  
21 a term of 13 months or less and are entered into on or after  
22 July 1, 2026.

23 Section 2. This act shall take effect July 1, 2025.

24  
25 ===== T I T L E A M E N D M E N T =====

26 And the title is amended as follows:

27 Delete everything before the enacting clause  
28 and insert:

29 A bill to be entitled  
30 An act relating to rent of affordable housing dwelling  
31 units; amending s. 83.46, F.S.; defining the term  
32 "affordable"; prohibiting certain landlords of  
33 specified dwelling units from increasing rent during  
34 the term of a rental agreement; providing  
35 construction; providing applicability; providing an  
36 effective date.