



668106

LEGISLATIVE ACTION

Senate	.	House
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Floor: 1/AD/2R	.	Floor: CA
03/06/2026 04:14 PM	.	03/12/2026 05:40 PM
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Senator Calatayud moved the following:

**Senate Amendment (with title amendment)**

Delete everything after the enacting clause  
and insert:

Section 1. Paragraphs (a), (d), (n), and (o) of subsection  
(7) of section 125.01055, Florida Statutes, are amended to read:  
125.01055 Affordable housing.—

(7) (a) 1. A county must authorize multifamily and mixed-use  
residential as allowable uses in any area zoned for commercial,  
industrial, or mixed use, ~~and~~ in portions of any flexibly zoned  
area such as a planned unit development permitted for



12 commercial, industrial, or mixed use, and on property owned by a  
13 county, municipality, or school district, if at least 40 percent  
14 of the residential units in a proposed multifamily development  
15 are rental units that, for a period of at least 30 years, are  
16 affordable as defined in s. 420.0004. Notwithstanding any other  
17 law, local ordinance, or regulation to the contrary, a county  
18 may not require a proposed multifamily development to obtain a  
19 zoning or land use change, special exception, conditional use  
20 approval, variance, transfer of density or development units,  
21 amendment to a development of regional impact, or comprehensive  
22 plan amendment for the building height, zoning, and densities  
23 authorized under this subsection. For mixed-use residential  
24 projects, at least 65 percent of the total square footage must  
25 be used for residential purposes. The county may not require  
26 that more than 10 percent of the total square footage of such  
27 mixed-use residential projects be used for nonresidential  
28 purposes. A proposed development on property owned by a county,  
29 municipality, or school district must be within the geographic  
30 boundaries of the respective county, municipality, or school  
31 district, and the respective county, municipality, or school  
32 district must be a party to the application for the proposed  
33 development.

34 2. A multifamily or mixed-use residential development  
35 proposed under this section may consist of an assemblage of  
36 parcels under common ownership or control separated by no more  
37 than 15 feet of land and limited to public pedestrian access.  
38 This subparagraph expires July 1, 2028.

39 (d)1. A county may not restrict the height of a proposed  
40 development authorized under this subsection below the highest



668106

41 currently allowed, or allowed on July 1, 2023, height for a  
42 commercial or residential building located in its jurisdiction  
43 within 1 mile of the proposed development or three stories,  
44 whichever is higher. A county may not restrict height below the  
45 height authorized under this paragraph through other dimensional  
46 means, such as height determined by setbacks or stepbacks, or  
47 require setbacks or stepbacks that are more restrictive than the  
48 minimum applicable to the proposed development. For purposes of  
49 this paragraph, the term "highest currently allowed height" does  
50 not include the height of any building that met the requirements  
51 of this subsection or the height of any building that has  
52 received any bonus, variance, or other special exception for  
53 height provided in the county's land development regulations as  
54 an incentive for development.

55 2. If the proposed development is adjacent to, on two or  
56 more sides, a parcel zoned for single-family residential use  
57 which is within a single-family residential development with at  
58 least 25 contiguous single-family homes, the county may restrict  
59 the height of the proposed development to 150 percent of the  
60 tallest building on any property adjacent to the proposed  
61 development, the highest currently allowed, or allowed on July  
62 1, 2023, height for the property provided in the county's land  
63 development regulations, or three stories, whichever is higher,  
64 not to exceed 10 stories. For the purposes of this paragraph,  
65 the term "adjacent to" means those properties sharing more than  
66 one point of a property line, but does not include properties  
67 separated by a public road.

68 3. If the proposed development is on a parcel with a  
69 contributing structure or building within a historic district



70 which was listed in the National Register of Historic Places  
71 before January 1, 2000, or is on a parcel with a structure or  
72 building individually listed in the National Register of  
73 Historic Places, the county may restrict the height of the  
74 proposed development to the highest currently allowed, or  
75 allowed on July 1, 2023, height for a commercial or residential  
76 building located in its jurisdiction within three-fourths of a  
77 mile of the proposed development or three stories, whichever is  
78 higher. The term "highest currently allowed" in this paragraph  
79 includes the maximum height allowed for any building in a zoning  
80 district irrespective of any conditions.

81 (n) As used in this subsection, the term:

82 1. "Commercial use" means activities associated with the  
83 sale, rental, or distribution of products or the performance of  
84 services related thereto. The term includes, but is not limited  
85 to, such uses or activities as retail sales; wholesale sales;  
86 rentals of equipment, goods, or products; offices; restaurants;  
87 public lodging establishments as described in s. 509.242(1)(a);  
88 food service vendors; sports arenas; theaters; tourist  
89 attractions; and other for-profit business activities. A parcel  
90 zoned to permit such uses by right without the requirement to  
91 obtain a variance or waiver is considered commercial use for the  
92 purposes of this section, irrespective of the local land  
93 development regulation's listed category or title. The term does  
94 not include home-based businesses or cottage food operations  
95 undertaken on residential property, public lodging  
96 establishments as described in s. 509.242(1)(c), or uses that  
97 are accessory, ancillary, incidental to the allowable uses, or  
98 allowed only on a temporary basis. Recreational uses, such as



668106

99 golf courses, tennis courts, swimming pools, and clubhouses,  
100 within an area designated for residential use are not commercial  
101 use, irrespective of how they are operated. Farms and farm  
102 operations as those terms are defined in s. 823.14(3) and uses  
103 associated therewith, including the packaging and sale of  
104 products raised on the premises, are not commercial use.

105 2. "Industrial use" means activities associated with the  
106 manufacture, assembly, processing, or storage of products or the  
107 performance of services related thereto. The term includes, but  
108 is not limited to, such uses or activities as automobile  
109 manufacturing or repair, boat manufacturing or repair, junk  
110 yards, meat packing facilities, citrus processing and packing  
111 facilities, produce processing and packing facilities,  
112 electrical generating plants, water treatment plants, sewage  
113 treatment plants, and solid waste disposal sites. A parcel zoned  
114 to permit such uses by right without the requirement to obtain a  
115 variance or waiver is considered industrial use for the purposes  
116 of this section, irrespective of the local land development  
117 regulation's listed category or title. The term does not include  
118 uses that are accessory, ancillary, incidental to the allowable  
119 uses, or allowed only on a temporary basis. Recreational uses,  
120 such as golf courses, tennis courts, swimming pools, and  
121 clubhouses, within an area designated for residential use are  
122 not industrial use, irrespective of how they are operated. Farms  
123 and farm operations as those terms are defined in s. 823.14(3)  
124 and uses associated therewith, including the packaging and sale  
125 of products raised on the premises, are not industrial use.

126 3. "Mixed use" means any use that combines multiple types  
127 of approved land uses from at least two of the residential use,



668106

128 commercial use, and industrial use categories. The term does not  
129 include uses that are accessory, ancillary, incidental to the  
130 allowable uses, or allowed only on a temporary basis.

131 Recreational uses, such as golf courses, tennis courts, swimming  
132 pools, and clubhouses, within an area designated for residential  
133 use are not mixed use, irrespective of how they are operated.

134 4. "Planned unit development" has the same meaning as  
135 provided in s. 163.3202(5)(b).

136 (o) This subsection does not apply to:

137 1. Airport-impacted areas as provided in s. 333.03.

138 2. Property defined as recreational and commercial working  
139 waterfront in s. 342.201(2)(b) in any area zoned as industrial.

140 3. The Wekiva Study Area, as described in s. 369.316.

141 4. The Everglades Protection Area, as defined in s.  
142 373.4592(2).

143 5. Areas subject to land development regulations, as  
144 defined in s. 163.3164, which are in existence before July 1,  
145 2026, and are intended to retain the open character of land,  
146 including, but not limited to, open space districts, open space  
147 recreation districts, open use estate districts, open use rural  
148 districts, and park and open space districts.

149 6. Any area of critical state concern, as designated in ss.  
150 380.055, 380.0551, 380.0552, 380.0553, and 380.0555.

151 7. Any portion of a property encumbered by a recorded  
152 conservation easement, as defined in s. 704.06(1).

153 Section 2. Paragraphs (a), (d), (n), and (o) of subsection  
154 (7) of section 166.04151, Florida Statutes, are amended to read:

155 166.04151 Affordable housing.—

156 (7)(a)1. A municipality must authorize multifamily and



668106

157 mixed-use residential as allowable uses in any area zoned for  
158 commercial, industrial, or mixed use, ~~and~~ in portions of any  
159 flexibly zoned area such as a planned unit development permitted  
160 for commercial, industrial, or mixed use, and on property owned  
161 by a county, municipality, or school district, if at least 40  
162 percent of the residential units in a proposed multifamily  
163 development are rental units that, for a period of at least 30  
164 years, are affordable as defined in s. 420.0004. Notwithstanding  
165 any other law, local ordinance, or regulation to the contrary, a  
166 municipality may not require a proposed multifamily development  
167 to obtain a zoning or land use change, special exception,  
168 conditional use approval, variance, transfer of density or  
169 development units, amendment to a development of regional  
170 impact, amendment to a municipal charter, or comprehensive plan  
171 amendment for the building height, zoning, and densities  
172 authorized under this subsection. For mixed-use residential  
173 projects, at least 65 percent of the total square footage must  
174 be used for residential purposes. The municipality may not  
175 require that more than 10 percent of the total square footage of  
176 such mixed-use residential projects be used for nonresidential  
177 purposes. A proposed development on property owned by a county,  
178 municipality, or school district must be within the geographic  
179 boundaries of the respective county, municipality, or school  
180 district, and the respective county, municipality, or school  
181 district must be a party to the application for the proposed  
182 development.

183 2. A multifamily or mixed-use residential development  
184 proposed under this section may consist of an assemblage of  
185 parcels under common ownership or control separated by no more



186 than 15 feet of land and limited to public pedestrian access.  
187 This subparagraph expires July 1, 2028.

188 (d)1. A municipality may not restrict the height of a  
189 proposed development authorized under this subsection below the  
190 highest currently allowed, or allowed on July 1, 2023, height  
191 for a commercial or residential building located in its  
192 jurisdiction within 1 mile of the proposed development or three  
193 stories, whichever is higher. A municipality may not restrict  
194 height below the height authorized under this paragraph through  
195 other dimensional means, such as height determined by setbacks  
196 or setbacks, or require setbacks or setbacks that are more  
197 restrictive than the minimum applicable to the proposed  
198 development. For purposes of this paragraph, the term "highest  
199 currently allowed height" does not include the height of any  
200 building that met the requirements of this subsection or the  
201 height of any building that has received any bonus, variance, or  
202 other special exception for height provided in the  
203 municipality's land development regulations as an incentive for  
204 development.

205 2. If the proposed development is adjacent to, on two or  
206 more sides, a parcel zoned for single-family residential use  
207 that is within a single-family residential development with at  
208 least 25 contiguous single-family homes, the municipality may  
209 restrict the height of the proposed development to 150 percent  
210 of the tallest building on any property adjacent to the proposed  
211 development, the highest currently allowed, or allowed on July  
212 1, 2023, height for the property provided in the municipality's  
213 land development regulations, or three stories, whichever is  
214 higher, not to exceed 10 stories. For the purposes of this



668106

215 paragraph, the term "adjacent to" means those properties sharing  
216 more than one point of a property line, but does not include  
217 properties separated by a public road or body of water,  
218 including manmade lakes or ponds. For a proposed development  
219 located within a municipality within an area of critical state  
220 concern as designated by s. 380.0552 or chapter 28-36, Florida  
221 Administrative Code, the term "story" includes only the  
222 habitable space above the base flood elevation as designated by  
223 the Federal Emergency Management Agency in the most current  
224 Flood Insurance Rate Map. A story may not exceed 10 feet in  
225 height measured from finished floor to finished floor, including  
226 space for mechanical equipment. The highest story may not exceed  
227 10 feet from finished floor to the top plate.

228 3. If the proposed development is on a parcel with a  
229 contributing structure or building within a historic district  
230 which was listed in the National Register of Historic Places  
231 before January 1, 2000, or is on a parcel with a structure or  
232 building individually listed in the National Register of  
233 Historic Places, the municipality may restrict the height of the  
234 proposed development to the highest currently allowed, or  
235 allowed on July 1, 2023, height for a commercial or residential  
236 building located in its jurisdiction within three-fourths of a  
237 mile of the proposed development or three stories, whichever is  
238 higher. The term "highest currently allowed" in this paragraph  
239 includes the maximum height allowed for any building in a zoning  
240 district irrespective of any conditions.

241 (n) As used in this subsection, the term:

242 1. "Commercial use" means activities associated with the  
243 sale, rental, or distribution of products or the performance of



668106

244 services related thereto. The term includes, but is not limited  
245 to, such uses or activities as retail sales; wholesale sales;  
246 rentals of equipment, goods, or products; offices; restaurants;  
247 public lodging establishments as described in s. 509.242(1)(a);  
248 food service vendors; sports arenas; theaters; tourist  
249 attractions; and other for-profit business activities. A parcel  
250 zoned to permit such uses by right without the requirement to  
251 obtain a variance or waiver is considered commercial use for the  
252 purposes of this section, irrespective of the local land  
253 development regulation's listed category or title. The term does  
254 not include home-based businesses or cottage food operations  
255 undertaken on residential property, public lodging  
256 establishments as described in s. 509.242(1)(c), or uses that  
257 are accessory, ancillary, incidental to the allowable uses, or  
258 allowed only on a temporary basis. Recreational uses, such as  
259 golf courses, tennis courts, swimming pools, and clubhouses,  
260 within an area designated for residential use are not commercial  
261 use, irrespective of how they are operated. Farms and farm  
262 operations as those terms are defined in s. 823.14(3) and uses  
263 associated therewith, including the packaging and sale of  
264 products raised on the premises, are not commercial use.

265 2. "Industrial use" means activities associated with the  
266 manufacture, assembly, processing, or storage of products or the  
267 performance of services related thereto. The term includes, but  
268 is not limited to, such uses or activities as automobile  
269 manufacturing or repair, boat manufacturing or repair, junk  
270 yards, meat packing facilities, citrus processing and packing  
271 facilities, produce processing and packing facilities,  
272 electrical generating plants, water treatment plants, sewage



668106

273 treatment plants, and solid waste disposal sites. A parcel zoned  
274 to permit such uses by right without the requirement to obtain a  
275 variance or waiver is considered industrial use for the purposes  
276 of this section, irrespective of the local land development  
277 regulation's listed category or title. The term does not include  
278 uses that are accessory, ancillary, incidental to the allowable  
279 uses, or allowed only on a temporary basis. Recreational uses,  
280 such as golf courses, tennis courts, swimming pools, and  
281 clubhouses, within an area designated for residential use are  
282 not industrial use, irrespective of how they are operated. Farms  
283 and farm operations as those terms are defined in s. 823.14(3)  
284 and uses associated therewith, including the packaging and sale  
285 of products raised on the premises, are not industrial use.

286 3. "Mixed use" means any use that combines multiple types  
287 of approved land uses from at least two of the residential use,  
288 commercial use, and industrial use categories. The term does not  
289 include uses that are accessory, ancillary, incidental to the  
290 allowable uses, or allowed only on a temporary basis.  
291 Recreational uses, such as golf courses, tennis courts, swimming  
292 pools, and clubhouses, within an area designated for residential  
293 use are not mixed use, irrespective of how they are operated.

294 4. "Planned unit development" has the same meaning as  
295 provided in s. 163.3202(5)(b).

296 (o) This subsection does not apply to:

- 297 1. Airport-impacted areas as provided in s. 333.03.
- 298 2. Property defined as recreational and commercial working  
299 waterfront in s. 342.201(2)(b) in any area zoned as industrial.
- 300 3. The Wekiva Study Area, as described in s. 369.316.
- 301 4. The Everglades Protection Area, as defined in s.



668106

302 373.4592(2).

303 5. Areas subject to land development regulations, as  
304 defined in s. 163.3164, which are in existence before July 1,  
305 2026, and are intended to retain the open character of land,  
306 including, but not limited to, open space districts, open space  
307 recreation districts, open use estate districts, open use rural  
308 districts, and park and open space districts.

309 6. Any area of critical state concern, as designated in ss.  
310 380.055, 380.0551, 380.0552, 380.0553, and 380.0555.

311 7. Any portion of a property encumbered by a recorded  
312 conservation easement, as defined in s. 704.06(1).

313 Section 3. The amendments made by this act to ss.  
314 125.01055(7)(n) and 166.04151(7)(n), Florida Statutes, are  
315 intended to be remedial and clarifying in nature and apply  
316 retroactively to January 1, 2024.

317 Section 4. An applicant for a proposed development  
318 authorized under s. 125.01055(7), Florida Statutes, or s.  
319 166.04151(7), Florida Statutes, who submitted an application, a  
320 written request, or a notice of intent to use such provisions to  
321 the county or municipality and which application, written  
322 request, or notice of intent has been received by the county or  
323 municipality, as applicable, before July 1, 2026, may notify the  
324 county or municipality by July 1, 2026, of its intent to proceed  
325 under the provisions of s. 125.01055(7), Florida Statutes, or s.  
326 166.04151(7), Florida Statutes, as they existed at the time of  
327 submittal. A county or municipality, as applicable, shall allow  
328 an applicant who submitted such an application, written request,  
329 or notice of intent before July 1, 2026, the opportunity to  
330 submit a revised application, written request, or notice of



668106

331 intent to account for the changes made by this act.

332 Section 5. Subsection (5) of section 333.03, Florida  
333 Statutes, is amended to read:

334 333.03 Requirement to adopt airport zoning regulations.—

335 (5) Sections 125.01055(7) and 166.04151(7) do not apply to  
336 any of the following, unless the respective application is  
337 approved by the governing body of the airport:

338 (a) A proposed development near a runway within one-quarter  
339 of a mile laterally from the runway edge and within an area that  
340 is the width of one-quarter of a mile extending at right angles  
341 from the end of the runway for a distance of 10,000 feet of any  
342 existing airport runway or planned airport runway identified in  
343 the local government's airport master plan.

344 (b) A proposed development within any airport noise zone  
345 identified in the federal land use compatibility table or in a  
346 land-use zoning or airport noise regulation adopted by the local  
347 government.

348 (c) A proposed development that exceeds maximum height  
349 restrictions identified in the political subdivision's airport  
350 zoning regulation adopted pursuant to this section.

351 Section 6. Subsection (8) of section 760.22, Florida  
352 Statutes, is amended to read:

353 760.22 Definitions.—As used in ss. 760.20-760.37, the term:

354 (8) "Person" includes one or more individuals,  
355 corporations, partnerships, associations, labor organizations,  
356 legal representatives, mutual companies, joint-stock companies,  
357 trusts, unincorporated organizations, trustees, trustees in  
358 bankruptcy, receivers, ~~and~~ fiduciaries, agencies, governmental  
359 entities, and other legal or commercial entities.



668106

360 Section 7. Section 760.26, Florida Statutes, is amended to  
361 read:

362 760.26 Prohibited discrimination in land use decisions and  
363 in permitting of development.—It is unlawful to discriminate in  
364 land use decisions or in the permitting of development based on  
365 race, color, national origin, sex, disability, familial status,  
366 or religion, or, except as otherwise provided by law, based on  
367 the source of financing of a development or proposed  
368 development, including, but not limited to, financing of a  
369 development or on a proposed development for housing that is  
370 affordable as defined in s. 420.0004.

371 Section 8. Subsection (4) of section 760.35, Florida  
372 Statutes, is amended to read:

373 760.35 Civil actions and relief; administrative  
374 procedures.—

375 (4) If the court finds that a person has engaged in a  
376 discriminatory housing practice ~~has occurred~~, it must ~~shall~~  
377 issue an order prohibiting the practice and providing  
378 affirmative relief from the effects of the practice, including  
379 injunctive and other equitable relief, actual and punitive  
380 damages, and reasonable attorney fees and costs. In accordance  
381 with s. 13, Art. X of the State Constitution, the state, for  
382 itself and its agencies or political subdivisions, waives  
383 sovereign immunity for a cause of action based upon the  
384 application of this section. Such waiver is limited only to  
385 actions brought under this section.

386 Section 9. Subsections (2) through (5) of section  
387 163.31771, Florida Statutes, are amended, and a new subsection  
388 (5) is added to that section, to read:



668106

389 163.31771 Accessory dwelling units.-

390 (2) As used in this section, the term:

391 (a) "Accessory dwelling unit" means an ancillary or  
392 secondary living unit, that has a separate kitchen, bathroom,  
393 and sleeping area, existing either within the same structure, or  
394 on the same lot, as the primary dwelling unit.

395 (b) "Affordable rental" means that monthly rent and  
396 utilities do not exceed 30 percent of that amount which  
397 represents the percentage of the median adjusted gross annual  
398 income for extremely-low-income, very-low-income, low-income, or  
399 moderate-income persons.

400 ~~(d)~~ ~~(e)~~ "Local government" means a county or municipality.

401 ~~(e)~~ ~~(d)~~ "Low-income persons" has the same meaning as in s.  
402 420.0004(11).

403 ~~(f)~~ ~~(e)~~ "Moderate-income persons" has the same meaning as in  
404 s. 420.0004(12).

405 (g) "Primary dwelling unit" means an existing or proposed  
406 single-family dwelling on the property where a proposed  
407 accessory dwelling unit would be located.

408 ~~(h)~~ ~~(f)~~ "Very-low-income persons" has the same meaning as in  
409 s. 420.0004(17).

410 ~~(c)~~ ~~(g)~~ "Extremely-low-income persons" has the same meaning  
411 as in s. 420.0004(9).

412 (3) By December 1, 2026, a local government shall ~~may~~ adopt  
413 an ordinance to allow accessory dwelling units to be approved  
414 without requiring a public hearing; a variance, conditional use  
415 permit, special permit, or special exception; or other  
416 discretionary action, other than a determination that a site  
417 plan conforms with applicable zoning regulations, in any area



668106

418 zoned for single-family residential use. Such ordinance must  
419 apply prospectively to accessory dwelling units approved after  
420 the date the ordinance is adopted. Such ordinance may regulate  
421 the permitting, construction, and use of an accessory dwelling  
422 unit but may not do any of the following:

423 (a) Prohibit the renting or leasing of an accessory  
424 dwelling unit, except to prohibit the renting or leasing of an  
425 accessory dwelling unit approved after the effective date of the  
426 ordinance for a term of less than 1 month, notwithstanding s.  
427 509.032(7)(b).

428 (b) Require that the owner of a parcel on which an  
429 accessory dwelling unit is constructed reside in the primary  
430 dwelling unit.

431 (c) Increase parking requirements on any parcel that can  
432 accommodate an additional motor vehicle on a driveway without  
433 impeding access to the primary dwelling unit.

434 (d) Require replacement parking if a garage, carport, or  
435 covered parking structure is converted to create an accessory  
436 dwelling unit.

437 (e) Impose discretionary review or hearing standards, such  
438 as requiring a conditional use approval or special exception to  
439 construct an accessory dwelling unit, or other review standards  
440 that do not apply generally to other housing in the same  
441 district or zone.

442  
443 A local government that is required by state law to limit the  
444 number of new dwelling units within the local government's  
445 jurisdiction is not required to adopt an ordinance in accordance  
446 with this subsection, but may adopt an ordinance to allow



668106

447 accessory dwelling units in any area zoned for single-family  
448 residential use.

449 ~~(4) An application for a building permit to construct an~~  
450 ~~accessory dwelling unit must include an affidavit from the~~  
451 ~~applicant which attests that the unit will be rented at an~~  
452 ~~affordable rate to an extremely-low-income, very-low-income,~~  
453 ~~low-income, or moderate-income person or persons.~~

454 ~~(5)~~ Each accessory dwelling unit allowed by an ordinance  
455 adopted under this section which provides affordable rental  
456 housing shall apply toward satisfying the affordable housing  
457 component of the housing element in the local government's  
458 comprehensive plan under s. 163.3177(6)(f).

459 (5) The owner of a property with an accessory dwelling unit  
460 may not be denied a homestead exemption for those portions of  
461 property on which the owner maintains a permanent residence  
462 solely on the basis of the property containing an accessory  
463 dwelling unit that is or may be rented to another person.  
464 However, if the accessory dwelling unit is rented to another  
465 person, the accessory dwelling unit must be assessed separately  
466 from the homestead property and taxed according to its use.

467 Section 10. Subsection (1) of section 420.615, Florida  
468 Statutes, is amended to read:

469 420.615 Affordable housing land donation density bonus  
470 incentives.-

471 (1) A local government may provide density bonus incentives  
472 pursuant to ~~the provisions of~~ this section to any landowner who  
473 voluntarily donates fee simple interest in real property to the  
474 local government for the purpose of assisting the local  
475 government in providing affordable housing, including housing



668106

476 that is affordable for military families receiving the basic  
477 allowance for housing. Donated real property must be determined  
478 by the local government to be appropriate for use as affordable  
479 housing and must be subject to deed restrictions to ensure that  
480 the property will be used for affordable housing.

481 Section 11. The Office of Program Policy Analysis and  
482 Government Accountability (OPPAGA) shall evaluate the efficacy  
483 of using mezzanine finance, or second-position short-term debt,  
484 to stimulate the construction of owner-occupied housing that is  
485 affordable as defined in s. 420.0004(3), Florida Statutes, in  
486 this state. OPPAGA shall also evaluate the potential of tiny  
487 homes in meeting the need for affordable housing in this state.  
488 OPPAGA shall consult with the Florida Housing Finance  
489 Corporation and the Shimberg Center for Housing Studies at the  
490 University of Florida in conducting its evaluation. By December  
491 31, 2027, OPPAGA shall submit a report of its findings to the  
492 President of the Senate and the Speaker of the House of  
493 Representatives. Such report must include recommendations for  
494 the structuring of a model mezzanine finance program.

495 Section 12. This act shall take effect July 1, 2026.

497 ===== T I T L E A M E N D M E N T =====

498 And the title is amended as follows:

499 Delete everything before the enacting clause  
500 and insert:

501 A bill to be entitled  
502 An act relating to affordable housing; amending ss.  
503 125.01055 and 166.04151, F.S.; requiring counties and  
504 municipalities, respectively, to authorize certain



505 residential use on property owned by a county,  
506 municipality, or school district under certain  
507 circumstances; providing requirements for certain  
508 proposed developments; specifying that certain  
509 proposed developments may consist of an assemblage of  
510 certain parcels; providing for the expiration of  
511 certain provisions; prohibiting counties and  
512 municipalities, respectively, from restricting the  
513 height of certain proposed developments through other  
514 dimensional means and from requiring certain setbacks  
515 or stepbacks; revising the definitions of the terms  
516 "commercial use" and "industrial use"; revising  
517 applicability; providing retroactive applicability;  
518 authorizing applicants for certain proposed  
519 developments to notify the county or municipality, as  
520 applicable, by a specified date of intent to proceed  
521 under certain provisions; requiring counties and  
522 municipalities to allow certain applicants to submit  
523 revised applications, written requests, and notices of  
524 intent to account for changes made by the act;  
525 amending s. 333.03, F.S.; providing an exception to  
526 the inapplicability of certain provisions; amending s.  
527 760.22, F.S.; revising the definition of the term  
528 "person"; amending s. 760.26, F.S.; revising a  
529 prohibition on discriminatory practices in land use  
530 decisions and in permitting of development to include  
531 housing that is affordable; amending s. 760.35, F.S.;  
532 waiving the state's sovereign immunity for certain  
533 causes of action based upon housing discrimination;



668106

534 providing applicability; amending s. 163.31771, F.S.;

535 defining the term "primary dwelling unit"; requiring

536 local governments to adopt, by a specified date, an

537 ordinance to allow accessory dwelling units to be

538 approved in certain areas; requiring that such

539 ordinances apply prospectively; providing that such

540 ordinances may regulate specified actions; prohibiting

541 the inclusion of certain requirements or prohibitions

542 in such ordinances; providing an exception to the

543 requirement that local governments adopt such

544 ordinances; deleting a requirement that an application

545 for a building permit to construct an accessory

546 dwelling unit include a certain affidavit; revising

547 the accessory dwelling units that apply toward

548 satisfying a certain component of a local government's

549 comprehensive plan; prohibiting the denial of a

550 homestead exemption for certain portions of property

551 on a specified basis; requiring that a rented

552 accessory dwelling unit be assessed separately from

553 the homestead property and taxed according to its use;

554 amending s. 420.615, F.S.; authorizing a local

555 government to provide a density bonus incentive to

556 landowners who make certain real property donations to

557 assist in the provision of affordable housing for

558 military families; requiring the Office of Program

559 Policy Analysis and Government Accountability to

560 evaluate the efficacy of using mezzanine finance and

561 the potential of tiny homes for specified purposes;

562 requiring the office to consult with certain entities;



668106

563 requiring the office to submit a certain report to the  
564 Legislature by a specified date; providing an  
565 effective date.