

Housing, Agriculture & Tourism Subcommittee

Tuesday, November 18, 2025
1:00 PM - 3:00 PM
Morris Hall (17 HOB)

Meeting Packet

Daniel Perez
Speaker

Michelle Salzman
Chair

Committee Meeting Notice

HOUSE OF REPRESENTATIVES

Housing, Agriculture & Tourism Subcommittee

Start Date and Time: Tuesday, November 18, 2025 01:00 PM

End Date and Time: Tuesday, November 18, 2025 03:00 PM

Location: Morris Hall (17 HOB)

Duration: 2.00 hrs

Consideration of the following bill(s):

HB 97 Transportation Concurrency by Grow
HB 191 Verification of Reemployment Assistance Benefit Eligibility by Abbott
HB 267 Local Housing Assistance Plans by Stark

NOTICE FINALIZED on 11/10/2025 3:26PM by Young.Kimberly

FLORIDA HOUSE OF REPRESENTATIVES
BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: HB 97	**COMPANION BILL:** SB 324 (McClain)
TITLE: Transportation Concurrency	**LINKED BILLS:** None
SPONSOR(S): Grow	**RELATED BILLS:** None

Committee References

Housing, Agriculture & Tourism ➤ Intergovernmental Affairs ➤ Commerce

SUMMARY

Effect of the Bill:
The bill allows counties with a population of 200,000 or less that apply concurrency to transportation facilities to maintain current levels of service rather than meeting adopted levels of service.

Fiscal or Economic Impact:
The bill has an indeterminate fiscal and economic impact on local governments.

JUMP TO SUMMARY ANALYSIS RELEVANT INFORMATION BILL HISTORY

ANALYSIS

EFFECT OF THE BILL:

The bill amends Florida's Community Planning Act. For small counties[1] that apply transportation concurrency, the bill provides that the capital improvements element of their respective comprehensive plans may maintain current levels of service. (Section 1.)

In effect, the bill allows a small county that has imposed transportation concurrency requirements to identify in its comprehensive plan only those facilities necessary to maintain ***current*** levels of service, rather than meeting levels of service adopted to accommodate new development.

The bill has an effective date of July 1, 2026. (Section 2.)

FISCAL OR ECONOMIC IMPACT:

LOCAL GOVERNMENT:

The bill has an indeterminate fiscal and economic impact on local governments.

[1] For purposes of these provisions, "small county" means any county that has a population of 200,000 or less, as determined by the most recent official estimate. *See* ss. 339.2818(2) and 186.901, F.S.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

Community Planning Act

Florida's Community Planning Act (CPA)[2] requires every local government[3] to plan for future development and growth by adopting, implementing, and amending as necessary a comprehensive plan.[4] All elements of a plan or plan amendment must be based on relevant, appropriate data[5] and an analysis by the local government which may include surveys, studies, the respective community's goals and visions, and other data available at the time of adopting the plan or amendment.[6]

Among other requirements, each comprehensive plan must include a transportation element that addresses mobility issues in relation to the size and character of the local government.[7] The purpose of the transportation element is for the local government to plan a multimodal transportation system with an emphasis on public transportation systems, where feasible.[8]

The transportation element must:

- Provide for a safe, convenient multimodal transportation system, coordinated with the future land use map or map series and designed to support all elements of the comprehensive plan; and
- Be coordinated with the plans and programs of any applicable metropolitan planning organization, transportation authority, the Florida Transportation Plan, and the Department of Transportation adopted work program.[9]

Transportation Concurrency

Under Florida's concurrency laws, certain public facilities and services must be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent by a local government.[10] "At its core, concurrency is a state requirement that development is not to proceed unless infrastructure capacity and specific urban services are in place to service the new development."[11] Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis;[12] however, any local government may extend the concurrency requirement to additional public facilities, such as transportation.[13]

If a local government chooses to apply concurrency to transportation facilities, the local government's comprehensive plan must provide the principles, guidelines, standards, and strategies, including adopted levels of service to guide the local government's application of concurrency to the transportation facilities.[14] A level of service is an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based

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[2] Ch. 163, Part II, F.S.
[3] Local government means any county or municipality. S. 163.3164(29), F.S.
[4] Ss. 163.3167(2) and 163.3177, F.S.
[5] To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue. S. 163.3177(1)(f), F.S.
[6] S. 163.3177(1)(f), F.S.
[7] S. 163.3177(6)(b), F.S.
[8] *Id.*
[9] *Id.*
[10] S. 163.3180(2), F.S.
[11] Chapin, Timothy S., T. Gregory, & J. Brown, *Rethinking the Florida Transportation Concurrency Mandate* (Aug. 2007), https://gradschool.fsu.edu/sites/g/files/imported/storage/original/application/d4bd2fba3ffe3f180a973d0d838aac7c.pdf (last visited Nov. 6, 2025).
[12] S. 163.3180(1), F.S.
[13] *Id.*
[14] S. 163.3180(5)(a), F.S.

on the operational characteristics of the facility.[15] The level is measured by the capacity per unit of demand for each public facility.

Further, the premise of concurrency is that the public facilities will be provided in order to achieve and maintain the adopted level of service standard.[16] A local government's comprehensive plan that imposes transportation concurrency must contain appropriate amendments to the capital improvements element[17] of its comprehensive plan.[18]

Under current law, for a local government that imposes transportation concurrency, the capital improvements element of its comprehensive plan must identify facilities necessary to meet adopted levels of service during a 5-year period.[19]

Small Counties

Under Florida law, a "small county" is defined for the purposes of transportation finance and planning as any county that has a population of 200,000 or less.[20] Each year, the Office of Economic and Demographic Research (EDR) provides population estimates of local governments to the Executive Office of the Governor.[21] Population is computed as the number of residents and EDR employs the same general guidelines used by the United States Bureau of the Census.[22] In 2024, 38 out of Florida's 67 counties were considered small counties.[23]

RECENT LEGISLATION:

YEAR	BILL #	HOUSE/SENATE SPONSOR(S)	OTHER INFORMATION
2025	CS/HB 203 - Revises facilities required to be identified in capital improvements element of comprehensive plan that imposes transportation concurrency for small counties.	Grow *Ingoglia*	Passed in the House. Died in Senate Rules.

[15] S. 163.3164(28), F.S.
[16] S. 163.3180(5)(d), F.S.
[17] "Capital improvement" means physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multiyear financing. For the purposes of the Community Planning Act, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements are considered capital improvements. S. 163.3164(7), F.S.
[18] S. 163.3180(5)(d), F.S.
[19] *Id.*
[20] *See* s. 339.2818(2), F.S.
[21] S. 186.901(1), F.S.
[22] S. 186.901(2)(a), F.S.
[23] *See* Florida Office of Economic and Demographic Research, *Florida's Resident Population*, The Florida Legislature Econographic News (2024 Vol. I), https://edr.state.fl.us/Content/population-demographics/reports/econographicnews_2024_Volume%201.pdf (last visited Nov. 6, 2025).

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Housing, Agriculture & Tourism Subcommittee			Curtin	Fletcher
Intergovernmental Affairs Subcommittee				
Commerce Committee				

A bill to be entitled

An act relating to transportation concurrency; amending s. 163.3180, F.S.; revising facilities required to be identified in the capital improvements element of a comprehensive plan that imposes transportation concurrency for small counties; providing an effective date.

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

Section 1. Paragraph (d) of subsection (5) of section 163.3180, Florida Statutes, is amended to read:

163.3180 Concurrency.—

(5)

(d) The premise of concurrency is that the public facilities will be provided in order to achieve and maintain the adopted level of service standard. A comprehensive plan that imposes transportation concurrency shall contain appropriate amendments to the capital improvements element of the comprehensive plan, consistent with the requirements of s. 163.3177(3). The capital improvements element shall identify facilities necessary to meet adopted levels of service during a 5-year period or to maintain current levels of service for small counties as defined in s. 339.2818(2).

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

CODING: Words stricken are deletions; words underlined are additions.

HB 191

FLORIDA HOUSE OF REPRESENTATIVES
BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: HB 191	**COMPANION BILL:** SB 216 (McClain)
TITLE: Verification of Reemployment Assistance Benefit Eligibility	**LINKED BILLS:** None
SPONSOR(S): Abbott	**RELATED BILLS:** None

Committee References

Housing, Agriculture & Tourism ➤ Commerce

SUMMARY

Effect of the Bill:
The bill adds conditions for disqualification from reemployment assistance and requires the Department of Commerce to implement new provisions to verify a claimant's eligibility.

Fiscal or Economic Impact:
The bill may have an indeterminate negative fiscal impact on the Department of Commerce.

JUMP TO SUMMARY ANALYSIS RELEVANT INFORMATION BILL HISTORY

ANALYSIS

EFFECT OF THE BILL:

The bill adds the following conditions for disqualification from reemployment assistance:

- Failing to contact five prospective employers per week;
- Failing to appear on three or more occasions for a scheduled job interview without notifying the prospective employer of the need to cancel or reschedule the interview; or
- Failing to return to work when recalled by their former employer after a temporary layoff. (Section 2).

The bill requires the Department of Commerce (Department) to verify a claimant's eligibility for reemployment assistance benefits through the following measures:

- Verify the identity of each claimant;
- Cross-check the information contained in an initial claim with information in the database of the Systematic Alien Verification for Entitlements (SAVE) program.
- Cross-check the information contained in a claim every two weeks that a claimant files a claim to ensure that the claimant is:
  - Living.
  - Not incarcerated.
  - Not already employed. (Section 3).

The bill also requires the Department to verify each claimant's eligibility for reemployment assistance benefits by:

- Investigating any claim in this state associated with another existing claim for reemployment assistance benefits, either in this state or another state, that indicates suspicious activity.
- Examining each claim in this state filed from a foreign Internet Protocol address.
- Work with the United States Department of Labor, the Department of Justice, other state workforce agencies, the Department of Law Enforcement, the state attorneys, or the Office of the Statewide Prosecutor, as feasible, to investigate and prosecute fraudulent claims.
- Maintain a website through which an individual or an employer may report known or suspected violations of the Reemployment Assistance Program Law, and annually notify employers of the website.

- Annually make available on its website a report identifying for the prior year:
  - The number of successful detections of fraudulent claims;
  - The number of claims not paid due to the detection of fraud;
  - The number of fraudulent claims paid and the amount paid on those claims;
  - The amount recovered from fraudulent overpayments;
  - The number of fraudulent claims referred for investigation and possible prosecution; and
  - The sources used to cross-check claims during the reporting period. (Section 3).

The bill provides an effective date of July 1, 2025. (Section 4).

FISCAL OR ECONOMIC IMPACT:

STATE GOVERNMENT:

The Department of Commerce may incur indeterminate costs related to the creation, maintenance, and operation of websites and database checks with the overall impact on the state expenditures remaining indeterminate. A request for a formal analysis was submitted to the Department of Commerce on November 5, 2025.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

Unemployment Compensation

The Federal-State Unemployment Insurance Program provides unemployment benefits to eligible workers who are unemployed through no fault of their own (as determined under state law) and who meet the requirements of state law.[1] The program is administered as a partnership between the federal government and the states.[2] Individual states and the Internal Revenue Service (IRS) collect employer payroll taxes to pay reemployment assistance benefits.[3] Costs of administering state unemployment compensation and job service programs are paid by the federal government.[4] In addition, Federal funds pay one-half of the cost of extended unemployment benefits (during periods of high unemployment) and provide a fund from which states may borrow, if necessary, to pay benefits.[5]

States are permitted to set benefit eligibility requirements, the amount and duration of benefits, and the state tax structure, as long as state law does not conflict with the Federal requirements.[6] Florida's Reemployment Assistance Program was created by the Legislature in 1937 and the Department of Commerce (Department) is the agency responsible for its administration.[7] The Department contracts with the Florida Department of Revenue to provide unemployment tax collections services.[8]

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[1] United States Department of Labor (DOL), Employment & Training Administration, *State Unemployment Insurance Benefits*, https://oui.doleta.gov/unemploy/uifactsheet.asp (last visited Nov. 5, 2025).
[2] DOL, Federal – State Partnership, https://oui.doleta.gov/unemploy/pdf/partnership.pdf (last visited Nov. 5, 2025).
[3] Florida Department of Revenue, *Florida Reemployment Tax*, https://floridarevenue.com/taxes/taxesfees/Pages/reemployment.aspx (last visited Nov. 5, 2025); Internal Revenue Service, *Federal Unemployment Tax,* https://www.irs.gov/individuals/international-taxpayers/federal-unemployment-tax (last visited Nov. 5, 2025).
[4] DOL, *Unemployment Insurance Tax Topic,* https://oui.doleta.gov/unemploy/uitaxtopic.asp#:~:text=FUTA%20taxes%20are%20calculated%20by,times%20the%20employer's%20taxable%20wages.&text=Employers%20who%20pay%20their%20state,tax%20paid%20to%20the%20state (last visited Nov. 5, 2025).
[5] *Id.*
[6] DOL, *Federal – State Partnership*, https://oui.doleta.gov/unemploy/pdf/partnership.pdf (last visited Nov. 5, 2025).
[7] Ch. 18402, Laws of Fla.; S. 443.171(1), F.S.; S. 443.011, F.S.
[8] S. 443.1316(1), F.S.

In Florida, which rebranded the unemployment compensation program as the reemployment assistance program in 2012,[9] a qualified claimant may receive benefits equal to 25 percent of wages, not to exceed $6,325 in a benefit year.[10] Benefits range from a minimum of $32 per week to a maximum weekly benefit amount[11] of $275, for a maximum of between 12 weeks and 23 weeks.[12]

Disqualification for Reemployment Assistance Benefits

An individual shall be disqualified from receiving reemployment assistance benefits for any of the following reasons, which include, but are not limited to:[13]

- Voluntarily leaving work without good cause, or being discharged by his or her employing unit for misconduct connected with the work;
- Failing to apply for available suitable work when directed by the department or the One-Stop Career Center, to accept suitable work when offered, or to return to suitable self-employment when directed to do so;
- Making false or fraudulent representations in filing for benefits;
- Being discharged from employment due to drug use or rejection from a job offer for failing a drug test; or
- Becoming unavailable for work due to incarceration or imprisonment.

Benefit Eligibility

To be eligible for benefits each week of unemployment, a claimant must meet certain requirements, which generally involve efforts to find new employment, including, but not limited to, the following:[14]

- Completing the Department's online work registration;
- Reporting to the One-Stop Career Center when directed to do so by the local CareerSource board;
- Being able and available for work;
- Contacting at least 5 prospective employers each week; and
- Participating in reemployment services.

Systematic Alien Verification for Entitlements (SAVE) Program

The SAVE program is an online service that verifies immigration status and U.S. citizenship of applicants seeking benefits or licenses.[15] The program assists registered federal, state, local, tribal, and territorial government agencies.[16] SAVE does not determine eligibility, as that responsibility rests with the benefit-granting or licensing agency.[17]

In order for the SAVE program to verify a benefit applicant's immigration or citizenship status, the benefit-granting or licensing agency must submit:[18]

- First name and last name;
- Date of birth;
- The public benefit(s) requested by the applicant; and
- At least one unique immigration identifier such as the Alien Registration Number, I-94, SEVIS ID, I-797, or Citizenship Certificate Number.

[9] Ch. 2012-30, Laws of Fla.
[10] S. 443.111(5), F.S.
[11] S. 443.111(3), F.S. the "weekly benefit amount," is an amount equal to one twenty-sixth of the total wages for insured work paid during the quarter of the base period where the wages paid were highest.
[12] S. 443.111(5)(c), F.S.
[13] S. 443.101, F.S.
[14] S. 443.091(1), F.S.,
[15] United States Citizenship and Immigration Services (USCIS), *Save,* https://www.uscis.gov/save (last visited Nov. 5, 2025).
[16] *Id.*
[17] *Id.*
[18] USCIS, *Verification Process,* https://www.uscis.gov/save/about-save/save-verification-process (last visited Nov. 5, 2025).

The SAVE program typically provides an initial response within seconds, and most requests do not require additional verification. For those requests that do require additional verification, the response time is 11 federal workdays.[19] SAVE charges $3.10 per verification for federal agencies and has eliminated verification charges for all state, local, tribal, and territorial government agencies that use SAVE.[20] In addition, SAVE charges a minimum of $25 for each month that an agency submits at least one SAVE case.[21]

RECENT LEGISLATION:

YEAR	BILL #/SUBJECT	HOUSE/*SENATE* SPONSOR(S)	OTHER INFORMATION
2025	CS/CS/HB 1157 - Verification of Reemployment Assistance Benefit Eligibility	Abbott/ *Rodriguez*	The bill died in the Senate.

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Housing, Agriculture & Tourism Subcommittee			Curtin	Rodriguez
Commerce Committee				

[19] USCIS, *SAVE Verification Response Time,* https://www.uscis.gov/save/about-save/save-verification-response-time (last visited Nov. 5, 2025).
[20] USCIS, *Transaction Charges,* Transaction Charges | USCIS (last visited Nov. 5, 2025).
[21] *Id.*

A bill to be entitled

An act relating to verification of reemployment assistance benefit eligibility; providing a short title; amending s. 443.101, F.S.; revising circumstances under which the Department of Commerce disqualifies claimants from reemployment assistance benefits; creating s. 443.1112, F.S.; requiring the department to verify claimants' identities before paying benefits; requiring the department to cross-check certain information to verify claimants' eligibility under certain circumstances; providing duties of the department; requiring the department to maintain a web page for a specified purpose and to notify employers each year of the web page; providing annual reporting requirements; providing an effective date.

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

Section 1. This act may be cited as the "Promoting Work, Deterring Fraud Act of 2026."

Section 2. Subsection (2) of section 443.101, Florida Statutes, is amended to read:

443.101 Disqualification for benefits.—An individual shall be disqualified for benefits:

CODING: Words stricken are deletions; words underlined are additions.

(2) If the Department of Commerce finds that the individual has failed without good cause to apply for available suitable work, to contact the required number of prospective employers per week for any week of unemployment claimed in a benefit year in accordance with s. 443.091, to appear on three or more occasions for a scheduled job interview without notifying the prospective employer of the need to cancel or reschedule the interview, to accept suitable work when offered to him or her, to ~~or~~ return to the individual's customary self-employment when directed by the department, or to return to employment when recalled to work by the individual's employer after a temporary layoff, the disqualification continues for the full period of unemployment next ensuing after he or she failed without good cause to apply for available suitable work, to appear on three or more occasions for a scheduled job interview without notification, to accept suitable work, to ~~or~~ return to his or her customary self-employment, or to return to his or her employment after a temporary layoff, and until the individual has earned income of at least 17 times his or her weekly benefit amount. The department shall by rule adopt criteria to implement this subsection, including criteria for determining the "suitability of work," as used in this section. In developing these rules, the department shall consider the duration of a claimant's unemployment in determining the suitability of work and the suitability of proposed rates of compensation for

available work. Further, after an individual has received 25 weeks of benefits in a single year, suitable work is a job that pays the minimum wage and is 120 percent or more of the weekly benefit amount the individual is drawing.

(a) In determining whether or not any work is suitable for an individual, the department shall consider the degree of risk to the individual's health, safety, and morals; the individual's physical fitness, prior training, experience, prior earnings, length of unemployment, and prospects for securing local work in his or her customary occupation; and the distance of the available work from his or her residence.

(b) Notwithstanding any other provisions of this chapter, work is not deemed suitable and benefits may not be denied to any otherwise eligible individual for refusing to accept new work under any of the following conditions:

1. The position offered is vacant due directly to a strike, lockout, or other labor dispute.

2. The wages, hours, or other conditions of the work offered are substantially less favorable to the individual than those prevailing for similar work in the locality.

3. As a condition of being employed, the individual is required to join a company union or to resign from or refrain from joining any bona fide labor organization.

(c) If the department finds that an individual was rejected for offered employment as the direct result of a

positive, confirmed drug test required as a condition of employment, the individual is disqualified for refusing to accept an offer of suitable work.

Section 3. Section 443.1112, Florida Statutes, is created to read:

443.1112 Verification of reemployment assistance benefit eligibility; detection of fraud.—

(1) The Department of Commerce must verify the identity of each claimant who applies for reemployment assistance benefits before paying any benefits to the claimant.

(2) For the initial claim for benefits made by a claimant and as necessary to verify a claimant's eligibility for benefits, the department must cross-check the information contained in the claim with information in the database of the Systematic Alien Verification for Entitlements Program established by the United States Bureau of Citizenship and Immigration Services.

(3) For every 2 weeks that a claimant makes a claim for benefits, including the initial claim for benefits, to verify a claimant's eligibility for benefits, the department must cross-check the information contained in the claim to ensure that the claimant is:

(a) Living.

(b) Not incarcerated.

(c) Not already employed.

(4) The department shall do all of the following:

(a) Investigate any claim associated with a mailing address, a bank account, an e-mail address, a telephone number, or an Internet protocol address that is also associated with another existing claim for reemployment assistance benefits in this state or another state and verify that the claim in this state is legitimate and not fraudulent before paying any benefits for the claim.

(b) Examine each claim filed from a foreign Internet protocol address before paying any benefits for the claim.

(c) Work with the United States Department of Labor, the United States Department of Justice, other state workforce agencies, the Department of Law Enforcement, the state attorneys, or the Office of the Statewide Prosecutor to share information related to fraudulent claims or attempted fraudulent claims to the extent feasible for further investigation and proceedings brought under this chapter.

(d) Maintain a web page through which an individual or an employer may report known or suspected violations of this chapter, including identity theft or fraud. Each year, the department shall notify employers in this state of the web page for reporting violations.

(e) Each year, make available on its website a report identifying for the prior year the number of fraudulent reemployment assistance claims identified, the number of claims

not paid due to successful detection of fraudulent intentions, the number of claims and the amount of reemployment assistance benefits paid against claims subsequently identified as fraudulent, the amount of fraudulent overpayments recovered, and the number of fraudulent claims referred for investigation and possible prosecution. The report must also list the sources of information that were used to cross-check claims during the reporting period.

Section 4. This act shall take effect July 1, 2026.

HB 267

FLORIDA HOUSE OF REPRESENTATIVES
BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: HB 267	**COMPANION BILL:** None
TITLE: Local Housing Assistance Plans	**LINKED BILLS:** None
SPONSOR(S): Stark	**RELATED BILLS:** None

Committee References

Housing, Agriculture & Tourism ➤ Intergovernmental Affairs ➤ Commerce

SUMMARY

Effect of the Bill:
The bill revises the State Housing Incentives Partnership Program (SHIP) to:

- Authorize participating local governments to expend funds for lot rental assistance for mobile home owners.
- Require local governments to include strategies for addressing the needs of persons impacted by the closure of a mobile home park and providing SHIP funds to mobile home owners, including lot rental assistance, in their local housing assistance plan.
- Provide that mobile homes are eligible for home ownership assistance and rehabilitation and emergency repair funding.
- Eliminate the prohibition on participating local governments from using more than 20% of SHIP funds for manufactured housing.

Fiscal or Economic Impact:
The bill may have an indeterminate insignificant negative impact on local government expenditures for costs associated with updating their local housing assistance plans. The bill may have an indeterminate fiscal impact on beneficiaries of the SHIP program to the extent the provisions of the bill revise which entities are eligible for funding.

JUMP TO SUMMARY ANALYSIS RELEVANT INFORMATION BILL HISTORY

ANALYSIS

EFFECT OF THE BILL:

The bill allows a local government participating in the State Housing Initiatives Partnership Program (SHIP) to use program funds to provide lot rental assistance to mobile home owners for up to six months. (Section 1).

The bill requires each local government participating in SHIP to address in its local housing assistance plan the needs of persons who are deprived of affordable housing due to the closure of a mobile home park. The bill also requires a local housing assistance plan to include a strategy for providing program funds to mobile home owners, which must include lot rental assistance. (Section 2).

The bill specifies that lot rental assistance for mobile home owners is an approved home ownership activity. (Section 2).

The bill authorizes the use of SHIP funds for rehabilitation and emergency repairs for mobile home owners. (Section 2).

The bill eliminates the restriction that limited the amount of SHIP funds that could be used for manufactured housing to no more than 20 percent of the allocated amount. (Section 2).

The bill makes a conforming change to a cross-reference in another statutory provision. (Section 3).

The bill has an effective date of July 1, 2026. (Section 4).

FISCAL OR ECONOMIC IMPACT:

STATE GOVERNMENT:

A request for a formal analysis was submitted to the Florida Housing Finance Corporation on November 5, 2025.

LOCAL GOVERNMENT:

The bill may have an indeterminate insignificant negative impact on local government expenditures for costs associated with updating their local housing assistance plans.

PRIVATE SECTOR:

The bill may have an indeterminate fiscal impact on beneficiaries of the SHIP program to the extent the provisions of the bill revise which entities are eligible for funding.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

State Housing Initiatives Partnership Program (SHIP)
SHIP was created in 1992[1] to provide funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. SHIP provides funds to all 67 counties and 55 community development block grant[2] entitlement cities on a population-based formula to finance and preserve affordable housing based on locally adopted housing plans.[3] To participate, local governments must establish a local housing assistance program by ordinance and develop a local housing assistance plan (LHAP) and housing incentive strategy.[4]

SHIP is administered by the Florida Housing Finance Corporation (FHFC)[5] and was designed to serve very-low, low, and moderate-income families. "Very-low income persons" means one or more persons or a family, not including students, whose total annual adjusted gross household income does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. For "low-income persons," the statutory threshold is 80 percent, and for "moderate-income persons," it is 120 percent.[6]

[1] Ch. 92-317, Laws of Fla.
[2] The community development block grant program is a federal program created in 1974 that provides funding for housing and community development activities. Dept. of Housing and Urban Development, *Community Development Block Grant Program*, https://www.hud.gov/program_offices/comm_planning/cdbg (last visited Nov. 5, 2025).
[3] *See* ss. 420.907-420.9089, F.S.; Florida Finance Housing Corporation, *Annual Report 2024,* p. 23, https://www.floridahousing.org/docs/default-source/data-docs-and-reports/annual-reports/2024-annual-report.pdf?sfvrsn=88c6f17b_1 (last visited Nov. 5, 2025).
[4] *Id.*
[5] In 1997, the Legislature created the Florida Housing Finance Corporation (FHFC) as a public-private entity to assist in providing a range of affordable housing opportunities for Floridians. Ch. 97-167, Laws of Fla.
[6] S. 420.9071, F.S.

SHIP funds may be used to pay for emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buy-downs, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling.[7]

Funds are expended per each local government's adopted LHAP, which details the housing strategies it will use.[8] Local governments submit their LHAPs to FHFC for review to ensure they meet the broad statutory guidelines and the requirements of the program rules. FHFC must approve a LHAP before a local government may receive SHIP funding.[9]

A local government's use of SHIP funds is subject to certain restrictions (excluding amounts set aside for administrative costs):

- No more than 20 percent of SHIP funds may be used for manufactured housing.[10]
- At least 75 percent of SHIP funds must be reserved for construction, rehabilitation, or emergency repair of affordable, eligible housing.[11]
- No more than 25 percent of SHIP funds may be reserved for allowed rental housing.[12]
- At least 65 percent of SHIP funds must be reserved for home ownership for eligible persons.[13]
- At least 20 percent of SHIP funds must serve persons with special needs.[14]
- At least 30 percent of SHIP funds must be used for awards to very-low-income persons or eligible sponsors[15] serving very-low-income persons, and another 30 percent must be used for awards for low-income persons or eligible sponsors serving low-income persons.[16]

Local governments may not use SHIP funds to provide ongoing rent subsidies, except for:

- Security and utility deposit assistance.
- Eviction prevention not to exceed six months' rent.
- A rent subsidy program for very-low income households with at least one adult who meets either the statutory definition of a person with special needs or homeless. The period of rental assistance may not exceed 12 months.[17]

In the state fiscal year 2021-2022,[18] SHIP reported the following: [19]

- $147,433,487 in SHIP funding was disbursed for the 2021-2022 fiscal year.
- $156,842,730 was expended or encumbered for homeownership activities, assisting 4,071 homeownership units.

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[7] State Housing Initiatives Partnership Program (SHIP), https://www.floridahousing.org/programs/special-programs/ship---state-housing-initiatives-partnership-program (last visited Nov. 5, 2025).
[8] Sections 420.9075(1)(a), F.S. and 420.9075(3), F.S., outline a list of strategies LHAPs are encouraged to employ, such as helping those affected by mobile home park closures, encouraging innovative housing design to reduce long-term housing costs, preserving assisted housing, and reducing homelessness.
[9] Counties and eligible municipalities participating in SHIP receive funding from "local housing distributions," which are the proceeds of the taxes deposited into the Local Government Housing Trust Fund. S. 420.9071(17), F.S.
[10] S. 420.9075(5)(e), F.S.
[11] S. 420.9075(5)(c), F.S.
[12] S. 420.9075(5)(b), F.S.
[13] "Eligible person" or "eligible household" means one or more natural persons or a family determined by the county or eligible municipality to be of very low income, low income, or moderate income based upon the annual gross income of the household. S. 420.9075(5)(a), F.S.
[14] S. 420.9075(5)(d), F.S.
[15] "Eligible sponsor" means a person or a private or public for-profit or not-for-profit entity that applies for an award under the local housing assistance plan for the purpose of providing eligible housing for eligible persons. S. 420.9071(12), F.S.
[16] S. 420.9075(5)(g)2., F.S.
[17] S. 420.9072(7)(b), F.S.
[18] Local governments have three years to expend funds. 2021-2022 is the most recent closed out fiscal year.
[19] *Annual Report 2024*, *supra* note 3.

- $23,240,239 was expended or encumbered for rental housing activities, assisting 1,223 rental housing units.

Mobile Homes

Florida has one of the largest numbers of mobile homes parks in the country.[20] Florida law defines a mobile home as "a residential structure, transportable in one or more sections, which is 8 body feet or more in width, over 35 body feet in length with the hitch, built on an integral chassis, designed to be used as a dwelling when connected to the required utilities, and not originally sold as a recreational vehicle, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein."[21] Mobile homes are designed to be used as a permanent dwelling.

A mobile home park is land in which lots or spaces are offered for rent or lease for the placement of mobile homes in which the primary use of the park is residential.[22] Mobile home parks have historically served as an affordable housing option for low-and-moderate-income residents. However, increasing redevelopment pressures and rising housing costs have put many mobile home owners at risk of permanent displacement.[23]

RECENT LEGISLATION:

YEAR	BILL #/SUBJECT	HOUSE/*SENATE* SPONSOR(S)	OTHER INFORMATION
2025	CS/HB 701 - Local Housing Assistance Plans	Stark, Berfield/ *Burton*	The bill died in the Senate.
2024	CS/CS/SB 1456 - Counties Designated as Areas of Critical State Concern	Mooney/ *Calatayud*	The bill became law on July 1, 2024.
2024	CS/CS/CS/HB 613 - Mobile Home Park Lot Tenancies	Stark/ *Burton*	The bill became law on July 1, 2024.

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Housing, Agriculture & Tourism Subcommittee			Curtin	Rodriguez
Intergovernmental Affairs Subcommittee				
Commerce Committee				

[20] Tiffany Salameh, *Florida's Mobile Home Parks Are an Affordable Housing Lifeline. But Residents Face Steep Eviction Risks, News4JAX,* (Aug. 14, 2025) https://www.news4jax.com/news/local/2025/08/14/floridas-mobile-home-parks-are-an-affordable-housing-lifeline-but-residents-face-steep-eviction-risks/ (last visited Nov. 5, 2025).
[21] S. 723.003(8), F.S.
[22] S. 723.003(12), F.S.
[23] Since 2011, at least 183 Florida mobile home parks have closed, according to self-reported and likely incomplete data from the Florida Mobile Home Relocation Corporation and the Department of Business and Professional Regulation. Clara-Sophia Daly, *New development will rise to dizzying heights – and wipe out their trailer park*, Miami Herald (Oct. 8, 2023) https://www.miamiherald.com/news/business/real-estate-news/article278731494.html (last visited Nov. 5, 2025).

A bill to be entitled

An act relating to local housing assistance plans; amending s. 420.9072, F.S.; authorizing a county or an eligible municipality to expend certain funds on lot rental assistance for mobile home owners for a specified time period; amending s. 420.9075, F.S.; requiring counties and eligible municipalities to develop certain strategies in their local housing assistance plans; providing that lot rental assistance is an approved home ownership activity for certain purposes; authorizing certain funds to be provided to mobile home owners for rehabilitation and emergency repairs; removing a prohibition that only a certain percentage of funds may be used for manufactured housing; amending s. 420.9071, F.S.; conforming a cross-reference; providing an effective date.

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

Section 1. Paragraph (b) of subsection (7) of section 420.9072, Florida Statutes, is amended to read:

420.9072 State Housing Initiatives Partnership Program.—The State Housing Initiatives Partnership Program is created for the purpose of providing funds to counties and eligible municipalities as an incentive for the creation of local housing

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

partnerships, to expand production of and preserve affordable housing, to further the housing element of the local government comprehensive plan specific to affordable housing, and to increase housing-related employment.

(7)

(b) A county or an eligible municipality may not expend its portion of the local housing distribution to provide ongoing rent subsidies, except for:

1. Security and utility deposit assistance.

2. Eviction prevention not to exceed 6 months' rent.

3. Lot rental assistance for mobile home owners as defined in s. 723.003, not to exceed 6 months' rent.

4.~~3.~~ A rent subsidy program for very-low-income households with at least one adult who is a person with special needs as defined in s. 420.0004 or homeless as defined in s. 420.621. The period of rental assistance may not exceed 12 months for any eligible household.

Section 2. Paragraphs (d) through (g) of subsection (3) of section 420.9075, Florida Statutes, are redesignated as paragraphs (e) through (h), respectively, paragraphs (f) through (n) of subsection (5) are redesignated as paragraphs (e) through (m), respectively, paragraph (c) of subsection (3) and paragraphs (a), (c), and (e) and present paragraph (n) of subsection (5) are amended, and new paragraphs (d) and (i) are added to subsection (3) of that section, to read:

420.9075 Local housing assistance plans; partnerships.—

(3)

(c) Each county and each eligible municipality is encouraged to develop a strategy within its local housing assistance plan that addresses the needs of persons who are deprived of affordable housing due to the ~~closure of a mobile home park or the~~ conversion of affordable rental units to condominiums.

(d) Each county and each eligible municipality shall include in its local housing assistance plan a strategy that addresses the needs of persons who are deprived of affordable housing due to the closure of a mobile home park.

(i) Each county and each eligible municipality shall include in its local housing assistance plan a strategy for providing program funds to mobile home owners, as defined in s. 723.003, which must include lot rental assistance.

(5) The following criteria apply to awards made to eligible sponsors or eligible persons for the purpose of providing eligible housing:

(a) At least 65 percent of the funds made available in each county and eligible municipality from the local housing distribution must be reserved for home ownership for eligible persons. For purposes of this paragraph, lot rental assistance for eligible mobile home owners as defined in s. 723.003 is an approved home ownership activity.

(c) At least 75 percent of the funds made available in each county and eligible municipality from the local housing distribution must be reserved for construction, rehabilitation, or emergency repair of affordable, eligible housing. Funds may be provided to mobile home owners as defined in s. 723.003 for rehabilitation and emergency repairs under this paragraph.

~~(c) Not more than 20 percent of the funds made available in each county and eligible municipality from the local housing distribution may be used for manufactured housing.~~

(m) ~~(n)~~ Funds from the local housing distribution not used to meet the criteria established in paragraph (a) or paragraph (c) or not used for the administration of a local housing assistance plan must be used for housing production and finance activities, including, but not limited to, financing preconstruction activities or the purchase of existing units, providing rental housing, and providing home ownership training to prospective home buyers and owners of homes assisted through the local housing assistance plan.

1. Notwithstanding ~~the provisions of~~ paragraphs (a) and (c), program income as defined in s. 420.9071(26) may also be used to fund activities described in this paragraph.

2. When preconstruction due-diligence activities conducted as part of a preservation strategy show that preservation of the units is not feasible and will not result in the production of an eligible unit, such costs shall be deemed a program expense

rather than an administrative expense if such program expenses do not exceed 3 percent of the annual local housing distribution.

3. If both an award under the local housing assistance plan and federal low-income housing tax credits are used to assist a project and there is a conflict between the criteria prescribed in this subsection and the requirements of s. 42 of the Internal Revenue Code of 1986, as amended, the county or eligible municipality may resolve the conflict by giving precedence to the requirements of s. 42 of the Internal Revenue Code of 1986, as amended, in lieu of following the criteria prescribed in this subsection with the exception of paragraphs (a) and (f) ~~(g)~~ of this subsection.

4. Each county and each eligible municipality may award funds as a grant for construction, rehabilitation, or repair as part of disaster recovery or emergency repairs or to remedy accessibility or health and safety deficiencies. Any other grants must be approved as part of the local housing assistance plan.

Section 3. Subsection (27) of section 420.9071, Florida Statutes, is amended to read:

420.9071 Definitions.—As used in ss. 420.907-420.9079, the term:

(27) "Recaptured funds" means funds that are recouped by a county or eligible municipality in accordance with the recapture

provisions of its local housing assistance plan pursuant to s. 420.9075(5)(i) ~~s. 420.9075(5)(j)~~ from eligible persons or eligible sponsors, which funds were not used for assistance to an eligible household for an eligible activity, when there is a default on the terms of a grant award or loan award.

Section 4. This act shall take effect July 1, 2026.