



LIVE LOCAL HOUSING EXEMPTION

STATEWIDE <i>New Multifamily Missing Middle Certification</i> s. 196.1978(3)(a) through (3)(o)	LOCAL OPTION <i>County and Municipal Affordable Housing Property Exemption</i> s. 196.1979
<p>Newly constructed improvement substantially completed within the last 5 years AND contains more than 70 units</p>	<p>Multifamily project with 50 or more units AND At least 20% qualify for affordable housing</p>
<p>Renting to eligible persons/household whose annual household income is:</p> <ul style="list-style-type: none"> Up to 80% Median Adjusted Gross Income >80% but not more than 120% Median Adjusted Gross Income 	<p>Renting to eligible persons/household whose annual household income is:</p> <ul style="list-style-type: none"> Up to 30% Median Adjusted Gross Income 31% - 60% Median Adjusted Gross Income <i>(Board may adopt either or both in their ordinance)</i>
<p>Rented for an amount that does not exceed:</p> <ul style="list-style-type: none"> As specified by multifamily rental program info posted by FHFC OR 90% of fair market rent as determined by rental market study performed by certified appraiser Whichever is less 	<p>Rented for an amount that does not exceed:</p> <ul style="list-style-type: none"> As specified by multifamily rental program info posted by FHFC OR 90% of fair market rent as determined by rental market study performed by certified appraiser Whichever is less
<p>If 0% up to 80% Median Adjusted Gross Income, then 100% exemption to units and proportionate share of residential common areas including land attributable to each residential unit.</p> <p>If >80% up to 120% Median Adjusted Gross Income, then 75% exemption to units and proportionate share of residential common areas including land attributable to each residential unit.</p>	<p>If 100% of the units qualify, then 100% exemption granted to units and proportionate share of residential common areas including land attributable to each residential unit.</p> <p>If <100% of the units qualify, then up to 75% exemption granted to units and proportionate share of residential common areas including land attributable to each residential unit.</p> <p><i>(Only applicable to the taxes levied by the unit of government enacting the ordinance)</i></p>
<p>Applicable beginning in Roll Year 2024 Sunsets 2059</p>	<p>Applicable beginning in Roll Year 2024. Ordinance must expire every 4 years.</p>



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Requirements: <ul style="list-style-type: none">• Annual application submitted to the Property Appraiser by March 1 with approval from FHFC Documents: <ul style="list-style-type: none">• Multifamily Middle Market Certification• Multifamily Middle Market Certification Notice• Market Rent Study• Proof of Adjusted Gross Income for all household members• Most current rent roll as of January 1	Requirements: <ul style="list-style-type: none">• Annual application submitted to the Property Appraiser by March 1 with approval from local entity• Property must have less than three code violations in the last two years• Pending code violations must be remedied• No unpaid fines related to violations Documents: <ul style="list-style-type: none">• Application for certification to local government entity• Certification from local government entity• Market Rent Study• Proof of Adjusted Gross Income for all household members• Most current rent roll as of January 1
Property Appraiser is authorized to request and review required documents.	