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2026 Live Local Act - Update to Rent Limits

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These new rent and income limits provide significant incentive for the development of attainable workforce housing across the State. Below is a summary chart for the new 2026 120% AMI rent limits for some of the most prominent development markets in Florida. Should you be interested in understanding more about the Live Local Act, or how these rent limits are applied, please do not hesitate to contact the authors of this update for the latest on the topic.



Additionally, the Live Local Act also provides significant tax exemptions if 71 or more units in a multifamily development are dedicated to attainable housing of 120% AMI or 90% of fair market value rent, whichever is less. Qualifying projects receive a 75% tax exemption for the assessed value of qualifying units dedicated to attainable housing of 120% AMI and a 100% tax exemption for units rented below 80% AMI.

The Live Local Act provides significant zoning benefits if at least 40% of the residential units in a multifamily development are dedicated to attainable rental housing of 120% Area Median Income (AMI), or less. Qualifying Live Local Act projects can obtain the following zoning benefits: (1) increased density to the highest allowed density in the local municipality; (2) increased height to the highest allowed height in the local municipality within a mile of the qualifying project; (3) increased floor area ratio to 150% of the highest allowed floor area ratio in the local municipality; and, (4) significant parking reductions. Qualifying projects which are otherwise designed to meet the land development regulations of the local government also must be approved administratively with no public hearings.

The Florida Housing Finance Corporation ("FHFC") recently published the 2026 Income Limits and Rent Limits. These figures reflect more than a 9% increase in several jurisdictions' rent limits applicable to qualifying Live Local Act projects, including those across South Florida, Orlando, and Tampa.

COUNTY	STUDIO	1BR	2BR	3BR
MIAMI-DADE	\$2,862	\$3,066	\$3,678	\$4,249
BROWARD	\$2,661	\$2,851	\$3,420	\$3,955
PALM BEACH	\$2,700	\$2,892	\$3,471	\$4,009
DUVAL (JACKSONVILLE)	\$2,283	\$2,446	\$2,937	\$3,391
ORLANDO	\$2,415	\$2,587	\$3,105	\$3,585
HILLSBOROUGH (TAMPA)	\$2,409	\$2,580	\$3,096	\$3,579

2026 RENT LIMITS FLORIDA HOUSING FINANCE CORPORATION 

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