

By Representative Rubio

1                                   A bill to be entitled  
2           An act relating to state leases; prohibiting  
3           state agencies from terminating leases before  
4           July 1, 2002, and providing guidelines for such  
5           terminations; providing for the adoption of  
6           rules; providing rights for owners of  
7           properties upon which state leases are  
8           terminated; providing an effective date.  
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10   Be It Enacted by the Legislature of the State of Florida:  
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12           Section 1. (1) A state agency may not exercise the  
13 right to terminate a lease without cause until July 1, 2002.  
14           (2) A state agency may not exercise a right to  
15 terminate a lease without cause for the purpose of relocating  
16 to property owned by the state or a state agency unless:  
17           (a) The agency justifies to the Department of  
18 Management Services that the proposed move will result in a  
19 reduction in occupancy cost, considering all costs associated  
20 with the relocation;  
21           (b) At least one-half of the lease term has expired;  
22           (c) The lease is terminated at the end of its term, if  
23 less than 2 years remain under the lease; and  
24           (d) The landlord or owner is reimbursed for all  
25 unamortized tenant improvements.  
26           (3) The Department of Management Services shall adopt  
27 rules to establish criteria for comparing the occupancy cost  
28 of facilities to be vacated with the cost of facilities to be  
29 occupied upon relocation. The criteria shall consider the  
30 unamortized cost of tenant improvements under an existing  
31 lease, the cost of relocating an office, including the cost of

1 moving office equipment, telecommunications and computer  
2 systems, and penalty assessments against new facilities, based  
3 on the ad valorem taxes paid by the owners of any facilities  
4 to be vacated.

5 (4) The owners of any buildings subject to leases  
6 cancelled by the state or a state agency under a right to  
7 terminate without cause shall be given preference when the  
8 state or any state agency has leasing needs.

9 Section 2. This act shall take effect July 1, 2000.

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12 SENATE SUMMARY

13 Prohibits state agencies from terminating certain leases  
14 without cause before July 1, 2002. Establishes guidelines  
15 for such terminations and provides rights for owners of  
16 properties upon which state leases are terminated.

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