

By Senator Scott

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A bill to be entitled
An act relating to state leases; prohibiting
state agencies from terminating leases before
July 1, 2002, and providing guidelines for such
terminations; providing for the adoption of
rules; providing rights for owners of
properties upon which state leases are
terminated; providing an effective date.

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

Section 1. (1) A state agency may not exercise the
right to terminate a lease without cause until July 1, 2002.

(2) A state agency may not exercise a right to
terminate a lease without cause for the purpose of relocating
to property owned by the state or a state agency unless:

(a) The agency justifies to the Department of
Management Services that the proposed move will result in a
reduction in occupancy cost, considering all costs associated
with the relocation;

(b) At least one-half of the lease term has expired;

(c) The lease is terminated at the end of its term, if
less than 2 years remain under the lease; and

(d) The landlord or owner is reimbursed for all
unamortized tenant improvements.

(3) The Department of Management Services shall adopt
rules to establish criteria for comparing the occupancy cost
of facilities to be vacated with the cost of facilities to be
occupied upon relocation. The criteria shall consider the
unamortized cost of tenant improvements under an existing
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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SENATE SUMMARY

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