

CHAMBER ACTION

1 The Committee on Judiciary recommends the following:

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3 **Committee Substitute**

4 Remove the entire bill and insert:

5 A bill to be entitled

6 An act relating to landlords and tenants; amending s.
7 83.575, F.S.; providing for tenant liability under a
8 specific duration rental agreement for liquidated damages
9 under certain circumstances; providing criteria for notice
10 by a landlord; providing an effective date.

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

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14 Section 1. Subsection (2) of section 83.575, Florida
15 Statutes, is amended to read:

16 83.575 Termination of tenancy with specific duration.--

17 (2) A rental agreement with a specific duration may
18 provide that if a tenant fails to give the required notice
19 before vacating the premises at the end of the rental agreement,
20 the tenant may be liable for liquidated damages as specified in
21 the rental agreement if the landlord provides written notice to
22 the tenant specifying the tenant's obligations under the
23 notification provision contained in the lease and the date the

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24 | rental agreement is terminated. The landlord must provide such
25 | written notice to the tenant within 15 days before the start of
26 | the notification period contained in the lease. The written
27 | notice shall list all fees, penalties, and other charges
28 | applicable to the tenant.

29 | Section 2. This act shall take effect upon becoming a law.