

By the Committee on Regulated Industries; and Senator Aronberg

315-2627-04

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

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

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

83.575 Termination of tenancy with specific
duration.--

(2) A rental agreement with a specific duration may
provide that if a tenant fails to give the required notice
before vacating the premises at the end of the rental
agreement, the tenant may be liable for liquidated damages as
specified in the rental agreement if the landlord provides
written notice to the tenant specifying the tenant's
obligations under the notification provision contained in the
lease and the date the rental agreement is terminated. The
landlord must provide such written notice to the tenant within
15 days before the start of the notification period contained
in the lease. The written notice shall list all fees,
penalties, and other charges applicable to the tenant under
this subsection.

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

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STATEMENT OF SUBSTANTIAL CHANGES CONTAINED IN
COMMITTEE SUBSTITUTE FOR
Senate Bill 2666

The committee substitute deletes the requirement that the written notice list other charges to the rental agreement. It provides that the written notice list other charges applicable to the tenant under this subsection.