

1 A bill to be entitled
 2 An act relating to termination of residential rental
 3 agreements by violence victims; creating s. 83.683, F.S.;
 4 providing definitions; providing for early lease
 5 termination if a victim of domestic violence, repeat
 6 violence, sexual violence, or dating violence elects to
 7 leave a residential rental property; providing
 8 requirements for termination; providing that a residential
 9 lease agreement may not waive or modify certain rights of
 10 victims; 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. Section 83.683, Florida Statutes, is created to
 15 read:

16 83.683 Termination of rental agreement by a victim of
 17 domestic violence, repeat violence, sexual violence, or dating
 18 violence.--

19 (1) As used in this section, the term:

20 (a) "Permanent injunction" means an injunction for
 21 protection against domestic violence, pursuant to s. 741.30(6),
 22 or an injunction for protection against repeat violence, sexual
 23 violence, or dating violence, pursuant to s. 784.046(7),
 24 regardless of whether a motion for rehearing or a notice of
 25 appeal is possible or filed.

26 (b) "Victim" means an adult, or the parent or guardian of
 27 a minor, who has been granted a permanent injunction against
 28 domestic violence, as defined in s. 741.28, or who has been

29 granted a permanent injunction against sexual violence, dating
 30 violence, or acts of repeat violence, as defined in s. 784.046,
 31 and who has been granted exclusive possession of a dwelling unit
 32 that is otherwise subject to this part.

33 (2) A victim may elect to terminate a rental agreement and
 34 vacate a dwelling unit, provided the victim provides the
 35 landlord with a copy of the permanent injunction within 15 days
 36 after issuance of the injunction, together with written notice
 37 of the victim's intent to terminate the lease. The victim must
 38 vacate the dwelling unit on the earliest of the date that the
 39 lease expires on its own terms, termination of the lease by
 40 operation of law, or 30 days after giving notice to the
 41 landlord. The victim's obligations under the lease shall end on
 42 the earlier of 30 days after giving notice to the landlord
 43 pursuant to this subsection or the date that the lease expires
 44 on its own terms. The landlord shall give the notice required by
 45 s. 83.49 to each tenant, but any money required to be returned
 46 under that section shall be paid solely to the victim.

47 (3) The provisions of this section may not be waived or
 48 modified by the agreement of the parties.

49 (4) This section applies to all rental agreements subject
 50 to this part and executed on or after July 1, 2005.

51 Section 2. This act shall take effect July 1, 2005.