



187716

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/22/2017	.	
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The Committee on Military and Veterans Affairs, Space, and Domestic Security (Latvala) recommended the following:

**Senate Amendment (with title amendment)**

Before line 29

insert:

Section 1. Section 83.683, Florida Statutes, is amended to read:

83.683 Rental application by a servicemember.—

(1) If a landlord requires a prospective tenant to complete a rental application before residing in a rental unit, the landlord must complete processing of a rental application



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11 submitted by a prospective tenant who is a servicemember, as  
12 defined in s. 250.01, within 7 days after submission and must,  
13 within that 7-day period, notify the servicemember in writing of  
14 an application approval or denial and, if denied, the reason for  
15 denial. If the landlord requires the servicemember's spouse or  
16 any adult dependents of the servicemember who are to reside in  
17 the same rental unit to submit a rental application, the  
18 landlord must process those applications within the same 7-day  
19 period. Absent a timely denial of the rental application, the  
20 landlord must lease the rental unit to the servicemember if all  
21 other terms of the application and lease are complied with.

22 (2) If a condominium association, as defined in chapter  
23 718, a cooperative association, as defined in chapter 719, or a  
24 homeowners' association, as defined in chapter 720, requires a  
25 prospective tenant of a condominium unit, cooperative unit, or  
26 parcel within the association's control to complete a rental  
27 application before residing in a rental unit or parcel, the  
28 association must complete processing of a rental application  
29 submitted by a prospective tenant who is a servicemember, as  
30 defined in s. 250.01, within 7 days after submission and must,  
31 within that 7-day period, notify the servicemember in writing of  
32 an application approval or denial and, if denied, the reason for  
33 denial. If the association requires the servicemember's spouse  
34 or any adult dependents of the servicemember who are to reside  
35 in the same unit or parcel to submit a rental application, the  
36 association must process those applications within the same 7-  
37 day period. Absent a timely denial of the rental application,  
38 the association must allow the unit or parcel owner to lease the  
39 rental unit or parcel to the servicemember and the landlord must



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40 lease the rental unit or parcel to the servicemember if all  
41 other terms of the application and lease are complied with.

42 (3) The provisions of this section may not be waived or  
43 modified by the agreement of the parties under any  
44 circumstances.

45  
46 ===== T I T L E A M E N D M E N T =====

47 And the title is amended as follows:

48 Between lines 2 and 3

49 insert:

50 amending s. 83.683, F.S.; requiring landlords,  
51 condominium associations, cooperative associations,  
52 and homeowners' associations that require a  
53 servicemember's spouse or certain adult dependents to  
54 submit a rental application to complete the processing  
55 of the application of within a specified timeframe;