

By Senator Bracy

11-01443-22

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1 A bill to be entitled
2 An act relating to landlord liability; creating s.
3 83.555, F.S.; specifying that a cause of action does
4 not arise against a landlord, or a manager or an agent
5 of a landlord, solely for renting to a tenant with a
6 criminal record; providing exceptions; providing
7 construction; providing an effective date.
8

9 Be It Enacted by the Legislature of the State of Florida:
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11 Section 1. Section 83.555, Florida Statutes, is created to
12 read:

13 83.555 Immunity from liability for leasing to persons with
14 certain criminal records.—

15 (1) A cause of action does not arise against a landlord, or
16 the manager or agent of a landlord, solely for leasing a
17 dwelling unit to a tenant convicted of or found guilty of, or
18 who has pled guilty or nolo contendere to, a criminal offense
19 unless:

20 (a)1. The criminal offense was a violation of:

21 a. Section 777.04, relating to criminal attempts,
22 solicitation, and conspiracy;

23 b. Section 782.04, relating to murder;

24 c. Section 787.01, relating to kidnapping;

25 d. Section 787.06, relating to human trafficking;

26 e. Section 794.011, relating to sexual battery;

27 f. Section 796.07(2)(f), relating to soliciting, inducing,
28 enticing, or procuring another person to commit prostitution,
29 lewdness, or assignation.

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- 30 g. Section 810.02, relating to burglary;
- 31 h. Section 812.13(2) (a) or (b), relating to robbery while
- 32 carrying a weapon;
- 33 i. Section 827.03, relating to abuse, aggravated abuse, and
- 34 neglect of a child; or
- 35 j. Section 893.13(1) (c), (d), (e), (f), or (h), relating to
- 36 enhanced penalties for selling, manufacturing, delivering
- 37 controlled substances; or
- 38 2. The tenant is required to register as a sexual offender
- 39 under s. 943.0435; and
- 40 (b) The landlord, manager, or agent knew or should have
- 41 reasonably known of the conviction, finding, or plea.
- 42 (2) This section does not create a cause of action or
- 43 expand an existing cause of action.
- 44 Section 2. This act shall take effect July 1, 2022.