

1 A bill to be entitled
 2 An act relating to tenant safety; providing a short
 3 title; amending s. 83.53, F.S.; revising what
 4 constitutes reasonable notice for repairs of dwelling
 5 units; providing an effective date.

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

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 9 Section 1. This act may be cited as "Miya's Law."

10 Section 2. Subsection (2) of section 83.53, Florida
 11 Statutes, is amended to read:

12 83.53 Landlord's access to dwelling unit.—

13 (2) The landlord may enter the dwelling unit at any time
 14 for the protection or preservation of the premises. The landlord
 15 may enter the dwelling unit upon reasonable notice to the tenant
 16 and at a reasonable time for the purpose of repair of the
 17 premises. "Reasonable notice" for the purpose of repair is
 18 notice given at least 24 ~~12~~ hours prior to the entry, and
 19 reasonable time for the purpose of repair shall be between the
 20 hours of 7:30 a.m. and 8:00 p.m. The landlord may enter the
 21 dwelling unit when necessary for the further purposes set forth
 22 in subsection (1) under any of the following circumstances:

- 23 (a) With the consent of the tenant;
- 24 (b) In case of emergency;
- 25 (c) When the tenant unreasonably withholds consent; or

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26 (d) If the tenant is absent from the premises for a period
27 of time equal to one-half the time for periodic rental payments.
28 If the rent is current and the tenant notifies the landlord of
29 an intended absence, then the landlord may enter only with the
30 consent of the tenant or for the protection or preservation of
31 the premises.

32 Section 3. This act shall take effect July 1, 2022.