

Amendment No.

CHAMBER ACTION

Senate

House

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1 Representative Rayner-Goolsby offered the following:

2
3 **Amendment (with title amendment)**

4 Between lines 201 and 202, insert:

5 Section 2. Subsection (7) is added to section 83.56,
6 Florida Statutes, to read:

7 83.56 Termination of rental agreement.—

8 (7) Notwithstanding any other law to the contrary, if the
9 landlord knows or reasonably should know that the tenant is
10 pregnant or there are children under the age of 18 years living
11 in the dwelling unit, the landlord must provide the tenant at
12 least 1 month after delivery of a written notice under
13 subsection (2) or subsection (3) to vacate the premises before

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14 bringing an action for possession of the dwelling unit under s.
15 83.59.

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18 **T I T L E A M E N D M E N T**

19 Remove lines 2-33 and insert:
20 An act relating to residential tenancies; creating s.
21 83.491, F.S.; authorizing a landlord to offer a tenant
22 the option to pay a fee in lieu of a security deposit;
23 requiring the landlord to notify the tenant of certain
24 unpaid fees and costs within a specified time after
25 the conclusion of the tenancy; prohibiting the
26 landlord from filing an insurance claim within a
27 specified period of time; providing requirements for
28 the landlord and insurer if an insurance claim to
29 recover certain losses is filed; prohibiting the
30 landlord from accepting certain payments; requiring
31 the landlord to provide certain written notice to the
32 tenant; requiring a written agreement signed by the
33 landlord, or the landlord's agent, and the tenant if
34 the tenant decides to pay a fee in lieu of the
35 security deposit; prohibiting the written agreement
36 from contradicting specified laws; requiring that the
37 written agreement contain certain information;
38 requiring a specified disclosure in the written

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39 agreement; providing options for paying the fee;
40 specifying that certain fees, insurance products, and
41 surety bonds are not security deposits; specifying
42 that landlords have exclusive discretion as to whether
43 to offer tenants the option to pay a fee in lieu of a
44 security deposit; prohibiting a landlord from
45 approving or denying an application for occupancy
46 based on a prospective tenant's choice to pay a fee in
47 lieu of a security deposit; requiring that landlords
48 who offer a tenant the fee option offer such option to
49 all new tenants renting a dwelling unit on the same
50 premises; providing an exception; providing
51 construction; providing applicability; amending s.
52 83.56, F.S.; requiring landlords to provide certain
53 tenants a specified amount of time to vacate the
54 premises after delivery of a notice to terminate the
55 rental agreement before bringing a specified action;
56 providing an

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