

Amendment No.

CHAMBER ACTION

Senate

House

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1 Representative Rayner-Goolsby offered the following:

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3 **Amendment (with title amendment)**

4 Between lines 201 and 202, insert:

5 Section 2. Subsection (1) of section 83.59, Florida
6 Statutes, is amended to read:

7 83.59 Right of action for possession.—

8 (1) If the rental agreement is terminated and the tenant
9 does not vacate the premises, the landlord may recover
10 possession of the dwelling unit as provided in this section. A
11 landlord may not terminate a tenancy for cause during a state of
12 emergency declared by the Governor under chapter 252.

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

Remove lines 2-33 and insert:
An act relating to residential tenancies; creating s. 83.491, F.S.; authorizing a landlord to offer a tenant the option to pay a fee in lieu of a security deposit; requiring the landlord to notify the tenant of certain unpaid fees and costs within a specified time after the conclusion of the tenancy; prohibiting the landlord from filing an insurance claim within a specified period of time; providing requirements for the landlord and insurer if an insurance claim to recover certain losses is filed; prohibiting the landlord from accepting certain payments; requiring the landlord to provide certain written notice to the tenant; requiring a written agreement signed by the landlord, or the landlord's agent, and the tenant if the tenant decides to pay a fee in lieu of the security deposit; prohibiting the written agreement from contradicting specified laws; requiring that the written agreement contain certain information; requiring a specified disclosure in the written agreement; providing options for paying the fee; specifying that certain fees, insurance products, and

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39 surety bonds are not security deposits; specifying
40 that landlords have exclusive discretion as to whether
41 to offer tenants the option to pay a fee in lieu of a
42 security deposit; prohibiting a landlord from
43 approving or denying an application for occupancy
44 based on a prospective tenant's choice to pay a fee in
45 lieu of a security deposit; requiring that landlords
46 who offer a tenant the fee option offer such option to
47 all new tenants renting a dwelling unit on the same
48 premises; providing an exception; providing
49 construction; providing applicability; amending s.
50 83.59, F.S.; prohibiting a landlord from terminating a
51 tenancy for cause under certain circumstances;
52 providing an

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