

By Senator Trumbull

2-01263-23

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1                   A bill to be entitled  
2           An act relating to residential tenancies; creating s.  
3           83.425, F.S.; preempting the regulation of residential  
4           tenancies and the landlord-tenant relationship to the  
5           state; specifying that the act supersedes certain  
6           local regulations; amending ss. 83.57 and 83.575,  
7           F.S.; revising how much notice is required to  
8           terminate certain tenancies; providing an effective  
9           date.

10  
11 Be It Enacted by the Legislature of the State of Florida:

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13           Section 1. Section 83.425, Florida Statutes, is created to  
14 read:

15           83.425 Preemption.—The regulation of residential tenancies,  
16 the landlord-tenant relationship, and all other matters covered  
17 under this part are preempted to the state. This section  
18 supersedes any local government regulations on matters covered  
19 under this part, including, but not limited to, the screening  
20 process used by a landlord in approving tenancies; security  
21 deposits; rental agreement applications and fees associated with  
22 such applications; terms and conditions of rental agreements;  
23 the rights and responsibilities of the landlord and tenant;  
24 disclosures concerning the premises, the dwelling unit, the  
25 rental agreement, or the rights and responsibilities of the  
26 landlord and tenant; fees charged by the landlord; or notice  
27 requirements.

28           Section 2. Subsection (3) of section 83.57, Florida  
29 Statutes, is amended to read:

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30           83.57 Termination of tenancy without specific term.—A  
31 tenancy without a specific duration, as defined in s. 83.46(2)  
32 or (3), may be terminated by either party giving written notice  
33 in the manner provided in s. 83.56(4), as follows:

34           (3) When the tenancy is from month to month, by giving not  
35 less than 30 ~~15~~ days' notice prior to the end of any monthly  
36 period; and

37           Section 3. Subsection (1) of section 83.575, Florida  
38 Statutes, is amended to read:

39           83.575 Termination of tenancy with specific duration.—

40           (1) A rental agreement with a specific duration may contain  
41 a provision requiring the tenant to notify the landlord within a  
42 specified period before vacating the premises at the end of the  
43 rental agreement, if such provision requires the landlord to  
44 notify the tenant within such notice period if the rental  
45 agreement will not be renewed; however, a rental agreement may  
46 not require less ~~more~~ than 60 days' notice from either the  
47 tenant or the landlord.

48           Section 4. This act shall take effect July 1, 2023.