

By the Committee on Judiciary; and Senators Trumbull and Rodriguez

590-03236-23

20231586c1

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.

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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 part supersedes
18 any local government regulations on matters covered herein,
19 including, but not limited to, the screening process used by a
20 landlord in approving tenancies; security deposits; rental
21 agreement applications and fees associated with such
22 applications; terms and conditions of rental agreements; the
23 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:

590-03236-23

20231586c1

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.