

By Senator Jones

34-00447-24

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1 A bill to be entitled
2 An act relating to a landlord's obligation to maintain
3 premises; amending s. 83.51, F.S.; requiring certain
4 landlords to provide functioning facilities for air-
5 conditioning; 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. Paragraph (a) of subsection (2) of section
10 83.51, Florida Statutes, is amended to read:

11 83.51 Landlord's obligation to maintain premises.—

12 (2) (a) Unless otherwise agreed in writing, in addition to
13 the requirements of subsection (1), the landlord of a dwelling
14 unit other than a single-family home or duplex shall, at all
15 times during the tenancy, make reasonable provisions for:

16 1. The extermination of rats, mice, roaches, ants, wood-
17 destroying organisms, and bedbugs. When vacation of the premises
18 is required for such extermination, the landlord is not liable
19 for damages but shall abate the rent. The tenant must
20 temporarily vacate the premises for a period of time not to
21 exceed 4 days, on 7 days' written notice, if necessary, for
22 extermination pursuant to this subparagraph.

23 2. Locks and keys.

24 3. The clean and safe condition of common areas.

25 4. Garbage removal and outside receptacles therefor.

26 5. Functioning facilities for air-conditioning, heat during
27 winter, running water, and hot water.

28 Section 2. This act shall take effect July 1, 2024.