

By Senator Smith

17-01116-25

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1                   A bill to be entitled  
2           An act relating to flood zone disclosures for dwelling  
3           units; creating s. 83.505, F.S.; requiring landlords  
4           or persons authorized to enter into rental agreements  
5           on behalf of landlords to make specified disclosures  
6           relating to flood zones before the commencement of a  
7           tenancy; requiring landlords to notify current tenants  
8           of a change in a dwelling unit's flood zone  
9           designation; providing an effective 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 83.505, Florida Statutes, is created to  
14 read:

15           83.505 Disclosure of flood zone.—A landlord, or a person  
16 authorized to enter into a rental agreement on the landlord's  
17 behalf, must disclose in writing to a tenant before the  
18 commencement of a tenancy whether the dwelling unit is located  
19 within a flood zone established by the Federal Emergency  
20 Management Agency. If the dwelling unit is located within a  
21 flood zone, such disclosure must also include the risk  
22 designation for the flood zone and the definition of the risk  
23 designation as determined by the Federal Emergency Management  
24 Agency. If the flood zone designation of a dwelling unit  
25 changes, a landlord must notify the current tenant in writing or  
26 by e-mail of the new risk designation and its definition.

27           Section 2. This act shall take effect July 1, 2025.