

By Senator Smith

17-00447A-25

20251562__

1 A bill to be entitled
2 An act relating to security deposits; amending s.
3 83.49, F.S.; prohibiting a security deposit paid in
4 connection with a residential tenancy which is
5 collected before occupancy from exceeding the
6 equivalent of 1 month's rent; prohibiting such
7 security deposit that is paid during the term of the
8 lease from exceeding a specified percentage of the
9 equivalent of 1 month's rent; providing that payment
10 of such deposit may be made over a specified number of
11 months; providing an effective date.

12
13 Be It Enacted by the Legislature of the State of Florida:

14
15 Section 1. Subsection (10) is added to section 83.49,
16 Florida Statutes, to read:

17 83.49 Deposit money or advance rent; duty of landlord and
18 tenant.—

19 (10) A security deposit collected before occupancy may not
20 exceed the equivalent of 1 month's rent. A security deposit paid
21 during the term of the lease may be paid over 12 months, and
22 each payment may not exceed 8.75 percent of the equivalent of 1
23 month's rent.

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