

By Senator Pizzo

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1                   A bill to be entitled  
2           An act relating to court records of eviction  
3           proceedings; creating s. 83.626, F.S.; authorizing  
4           persons who are defendants in certain eviction  
5           proceedings to file a motion with the court to have  
6           the records of such proceedings sealed and to have  
7           their names substituted on the progress docket under  
8           certain conditions; providing that certain persons are  
9           ineligible for such relief; requiring persons seeking  
10          such relief to serve a copy of the motion on parties  
11          to the proceeding and file a specified affidavit with  
12          the court; requiring the court to schedule a hearing  
13          under certain circumstances; requiring the court to  
14          grant relief if certain requirements are met;  
15          specifying that such persons are entitled to have  
16          their name substituted on the progress docket under  
17          certain circumstances; prohibiting the court from  
18          charging certain fees; providing retroactive  
19          applicability; providing an effective date.

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21 Be It Enacted by the Legislature of the State of Florida:

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23           Section 1. Section 83.626, Florida Statutes, is created to  
24 read:

25           83.626 Court records of eviction proceedings.—

26           (1) (a) A person who is a defendant in an eviction  
27 proceeding for nonpayment of rent under this part or nonpayment  
28 of the lot rental amount under s. 723.061 may file a motion with  
29 the court to have the records of such proceeding sealed and to

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30 have his or her name substituted with "tenant" on the progress  
31 docket if any of the following conditions is satisfied:

32 1. The case was resolved by settlement or stipulation of  
33 the parties, and the person has complied with the terms of the  
34 agreement.

35 2. A default judgment was entered against the person, and  
36 he or she has satisfied any monetary award included in the  
37 judgment.

38 3. A judgment was entered against the person on the merits,  
39 at least 5 years have passed from the date of entry of the  
40 judgment, and the person has satisfied any monetary award  
41 included in the judgment.

42 4. A judgment was entered against the person on the merits,  
43 and at least 10 years have passed from the date of entry of the  
44 judgment.

45 (b) A person is ineligible for relief under paragraph (a)  
46 if he or she has been evicted more than once.

47 (2) A person seeking relief under subsection (1) must serve  
48 a copy of the motion upon all parties to the proceeding and must  
49 file an affidavit with the court attesting that he or she is not  
50 ineligible for such relief under paragraph (1)(b). The court  
51 must schedule a hearing if a written objection is filed within  
52 30 days after serving the motion. If no such objection is timely  
53 filed, the court must grant the relief without a hearing. If a  
54 timely objection is filed and the court, after a hearing,  
55 determines that the person is eligible for relief, the court  
56 must grant the relief.

57 (3) In an eviction proceeding for nonpayment of rent under  
58 this part or for nonpayment of the lot rental amount under s.

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59 723.061, if judgment is entered in favor of the person being  
60 evicted or if the parties file a joint stipulation requesting  
61 relief under this section, the person being evicted is entitled  
62 to the substitution of his or her name with "tenant" on the  
63 progress docket without any further motion or hearing thereon.

64 (4) The court may not charge a filing or reopening fee for  
65 motions filed pursuant to this section.

66 (5) This section applies to any judgment entered before,  
67 on, or after July 1, 2025.

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