

By Senator Pizzo

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A bill to be entitled  
An act relating to court records of eviction proceedings; creating s. 83.626, F.S.; authorizing persons who are defendants in certain eviction proceedings to file a motion with the court to have the records of such proceedings sealed and to have their names substituted on the progress docket under certain conditions; providing that certain persons are ineligible for such relief; requiring persons seeking such relief to serve a copy of the motion on all parties to the proceeding and file a specified affidavit with the court; requiring the court to schedule a hearing under certain circumstances; requiring the court to grant relief if certain requirements are met; specifying that such persons are entitled to have their name substituted on the progress docket under certain circumstances; prohibiting the court from charging certain fees; providing retroactive applicability; providing an effective date.

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

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

83.626 Court records of eviction proceedings.—  
(1)(a) A person who is a defendant in an eviction proceeding for nonpayment of rent under this part or nonpayment of the lot rental amount under s. 723.061 may file a motion with

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the court to have the records of such proceeding sealed and to have his or her name substituted with "tenant" on the progress docket if any of the following conditions is satisfied:

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

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

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

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

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

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

(3) In an eviction proceeding for nonpayment of rent under

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

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

67 (5) This section applies to any judgment entered before,  
68 on, or after July 1, 2026.

69 Section 2. This act shall take effect July 1, 2026.