An act relating to residential tenancies; creating s. 83.425, F.S.; preempting the regulation of residential tenancies and the landlord-tenant relationship to the state; specifying that the act supersedes certain local regulations; amending ss. 83.57 and 83.575, F.S.; revising how much notice is required to terminate certain tenancies; providing an effective date.

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

Section 1. Section 83.425, Florida Statutes, is created to read:

83.425 Preemption.—The regulation of residential tenancies, the landlord-tenant relationship, and all other matters covered under this part are preempted to the state. This section supersedes any local government regulations on matters covered under this part, including, but not limited to, the screening process used by a landlord in approving tenancies; security deposits; rental agreement applications and fees associated with such applications; terms and conditions of rental agreements; the rights and responsibilities of the landlord and tenant; disclosures concerning the premises, the dwelling unit, the rental agreement, or the rights and

CODING: Words stricken are deletions; words underlined are additions.

responsibilities of the landlord and tenant; fees charged by the landlord; or notice requirements.

Section 2. Subsection (3) of section 83.57, Florida Statutes, is amended to read:

83.57 Termination of tenancy without specific term.—A tenancy without a specific duration, as defined in s. 83.46(2) or (3), may be terminated by either party giving written notice in the manner provided in s. 83.56(4), as follows:

(3) When the tenancy is from month to month, by giving not less than 30 ~~15~~ days' notice prior to the end of any monthly period; and

Section 3. Subsection (1) of section 83.575, Florida Statutes, is amended to read:

83.575 Termination of tenancy with specific duration.—

(1) A rental agreement with a specific duration may contain a provision requiring the tenant to notify the landlord within a specified period before vacating the premises at the end of the rental agreement, if such provision requires the landlord to notify the tenant within such notice period if the rental agreement will not be renewed; however, a rental agreement may not require less than 30 days' notice or more than 60 days' notice from either the tenant or the landlord.

Section 4. This act shall take effect July 1, 2023.