

Committee Substitute for Senate Bill No. 2666

An act relating to landlords and tenants; amending s. 83.575, F.S.; providing for tenant liability under a specific duration rental agreement for liquidated damages under certain circumstances; providing criteria for notice by a landlord; providing an effective date.

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

Section 1. Subsection (2) of section 83.575, Florida Statutes, is amended to read:

83.575 Termination of tenancy with specific duration.—

(2) A rental agreement with a specific duration may provide that if a tenant fails to give the required notice before vacating the premises at the end of the rental agreement, the tenant may be liable for liquidated damages as specified in the rental agreement if the landlord provides written notice to the tenant specifying the tenant's obligations under the notification provision contained in the lease and the date the rental agreement is terminated. The landlord must provide such written notice to the tenant within 15 days before the start of the notification period contained in the lease. The written notice shall list all fees, penalties, and other charges applicable to the tenant under this subsection.

Section 2. This act shall take effect upon becoming a law.

Approved by the Governor June 24, 2004.

Filed in Office Secretary of State June 24, 2004.