

## Committee on Judiciary

### **CS/CS/CS/HB 615 — Electronic Delivery of Notices Between Landlords and Tenants**

by Judiciary Committee; Housing, Agriculture & Tourism Subcommittee; Civil Justice & Claims Subcommittee; and Rep. Esposito and others (CS/SB 1164 by Community Affairs Committee and Senator Leek)

The bill (Chapter 2025-16, L.O.F.) allows a landlord or tenant to deliver any notices required by the Florida Residential Landlord and Tenant Act to the other party electronically by e-mail if:

- The landlord and tenant sign an addendum to the rental agreement agreeing to the electronic delivery of notices; and
- The landlord and tenant provide a valid e-mail address for this purpose.

The bill specifies the form that the landlord or tenant must sign. The form advises the parties that agreeing to the electronic delivery of notices is voluntary and that they may revoke the agreement or update their e-mail addresses at any time.

Additionally, notices delivered electronically in accordance with the bill are deemed delivered when sent, unless the e-mail is returned to the sender as undeliverable. The bill does not preclude the service of notices by any other means authorized by law.

These provisions were approved by the Governor and take effect July 1, 2025.

*Vote: Senate 35-1; House 108-0*