

THE FLORIDA SENATE  
2023 SUMMARY OF LEGISLATION PASSED  
**Committee on Judiciary**

**CS/HB 1417 — Residential Tenancies**

by Judiciary Committee and Reps. Esposito, McClure, and others (CS/CS/SB 1586 by Rules Committee; Judiciary Committee; and Senators Trumbull and Rodriguez)

The bill creates s. 83.425, F.S., to preempt to the state the regulation of residential tenancies, the landlord-tenant relationship, and all other matters covered under ch. 83, part II, F.S. It also expressly supersedes any local government regulations on matters covered under ch. 83, part II, F.S. Consequently, the bill renders all existing local government ordinances throughout the state that purport to regulate residential tenancies, the landlord-tenant relationship, or any other matters covered under ch.83, part II, F.S., null and void.

The bill amends s. 83.57, F.S., which governs the termination of tenancies without specific terms, to increase the number of days' written notice that a party in a month-to-month tenancy must give the other party before terminating the tenancy, from 15 days to 30 days prior to the end of the monthly period.

The bill also amends s. 83.575, F.S., which governs the termination of tenancies with specific durations. With respect to rental agreements that permit either the landlord or the tenant to terminate the agreement within a specified period at the end of the agreement, the bill revises the amount of notice that the agreement may require from not "more than 60 days' notice," to not "less than 30 days' notice or more than 60 days' notice," from either the tenant or the landlord.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2023.

*Vote: Senate 29-8; House 81-33*