

THE FLORIDA SENATE
2025 SUMMARY OF LEGISLATION PASSED
Committee on Judiciary

CS/CS/SB 948 — Flood Disclosure

by Rules Committee; Judiciary Committee; and Senator Bradley

The bill requires a landlord of residential rental property or a mobile home park owner to disclose certain information regarding flood risks and past flooding of the property to prospective tenants. A tenant who does not receive the disclosures and who incurs substantial losses or damages due to flooding may terminate the lease and may be entitled to refund of advance rents paid if certain conditions are met.

Similarly, the bill requires the developer of a condominium or cooperative to disclose information relating to flood risks and past flooding of the property in a contract for the sale or long-term rental of a condominium or cooperative unit.

Lastly, the bill expands the flood-related disclosures required under current law that must be provided to a prospective purchaser of residential real property. The bill requires the seller to disclose whether he or she is aware of any flood damage that occurred during his or her ownership and whether he or she has received assistance from any source for flood damage to the property, as opposed to just federal sources.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect October 1, 2025.

Vote: Senate 37-0; House 114-0