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A bill to be entitled 1 2 An act relating to tenants; creating s. 83.675, F.S.; 3 requiring certain notice to a tenant renting a 4 property subject to pending foreclosure action; 5 creating a civil cause of action for failure to 6 provide the notice; providing an exception; providing 7 an effective date. 8 9 Be It Enacted by the Legislature of the State of Florida: 10 11 Section 1. Section 83.675, Florida Statutes, is created to 12 read: 13 83.675 Notice to tenant of foreclosure.-14 (1) An owner of real property who offers for rent a 15 dwelling unit that is the subject of a filed pending foreclosure 16 action shall, before entering into the lease, give to the tenant 17 the following written notice: 18 You are notified that foreclosure proceedings have 19 20 begun on the property that you are about to lease. If a foreclosure sale occurs, it may affect the lease and 21 22 your ability to remain through the conclusion of the 23 lease term. 24 25 The notice must be in at least 12 point type, on a separate 26 page, signed and dated by the tenant. 27 If the owner of the real property fails to give the

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notice required in subsection (1), and if the tenant is forced

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to move out before the conclusion of the lease term because of the foreclosure action and through no fault of the tenant, the tenant shall have a civil cause of action for lease fraud and may recover from the owner of the real property who failed to give the notice required by subsection (1) the tenant's actual damages occasioned by the early termination of the lease plus court costs and reasonable attorney fees.

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(3) This section does not create a cause of action against a property manager or property management firm unless such individual or firm is the owner of the real property.

Section 2. This act shall take effect July 1, 2013.