

By Senator Torres

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1 A bill to be entitled

2 An act relating to landlords and tenants; providing a
3 short title; amending s. 83.51, F.S.; requiring a
4 landlord to provide a physical copy of any restrictive
5 covenants that govern the premises to a tenant at a
6 specified time; requiring written notice be provided
7 to a tenant of any changes to the covenants within a
8 specified time; providing an effective date.

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

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12 Section 1. This act may be cited as the "Tenant Protection
13 Act."

14 Section 2. Subsection (5) is added to section 83.51,
15 Florida Statutes, to read:

16 83.51 Landlord obligations ~~Landlord's obligation to~~
17 ~~maintain premises.-~~

18 (5) The landlord shall provide the tenant with a physical
19 copy of any restrictive covenants governing the use and
20 occupancy of the premises at the time the landlord and tenant
21 execute a rental agreement. The landlord shall provide the
22 tenant written notice by certified mail of any changes to the
23 covenants or the enforcement of the covenants within 10 business
24 days.

25 Section 3. This act shall take effect July 1, 2019.