

1 A bill to be entitled
 2 An act relating to rent and security deposits of
 3 communities for adults aged 55 or older; amending s.
 4 83.46, F.S.; prohibiting certain landlords from
 5 increasing the rent of a dwelling unit in excess of a
 6 certain percentage; amending s. 83.49, F.S.;
 7 prohibiting certain landlords from charging a security
 8 deposit in excess of a certain amount; providing an
 9 effective date.

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

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 13 Section 1. Subsection (4) is added to section 83.46,
 14 Florida Statutes, to read:

15 83.46 Rent; duration of tenancies.—

16 (4) A landlord of a community designed for adults aged 55
 17 or older may not increase the rent of a dwelling unit more than
 18 12 percent of the initial rental fee over a 5-year period and a
 19 rent increase may not exceed 55 percent of the average fixed
 20 income of the renters in the community.

21 Section 2. Subsection (10) is added to section 83.49,
 22 Florida Statutes, to read:

23 83.49 Deposit money or advance rent; duty of landlord and
 24 tenant.—

25 (10) A landlord of a community designed for adults aged 55

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26 | or older may not charge a security deposit that is more than 1
27 | month's rent.

28 | Section 3. This act shall take effect July 1, 2023.