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LEGISLATIVE ACTION

Senate

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House

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04/09/2025 01:57 PM

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Senators Osgood and Gaetz moved the following:

Senate Amendment (with title amendment)

Between lines 34 and 35
insert:

Section 1. Section 83.471, Florida Statutes, is created to
read:

83.471 Reusable tenant screening reports.—

(1) As used in this section, the term:

(a)1. "Consumer report" means any written, oral, or other
communication of information by a consumer reporting agency
bearing on a consumer's credit worthiness, credit standing,



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credit capacity, character, general reputation, personal characteristics, or mode of living which is used or expected to be used or collected in whole or in part for the purpose of serving as a factor in establishing the consumer's eligibility for credit or insurance to be used primarily for personal, family, or household purposes; employment purposes; or any other purpose authorized under 15 U.S.C. s. 1681b.

2. Except for the restrictions provided in 15 U.S.C. s. 1681a(d)(3), the term "consumer report" does not include:

a. Subject to 15 U.S.C. s. 1681s-3, any report containing information solely as to transactions or experiences between the consumer and the person making the report; communication of such information among persons related by common ownership or affiliated by corporate control; or communication of other information among persons related by common ownership or affiliated by corporate control, if it is clearly and conspicuously disclosed to the consumer that the information may be communicated among such persons and the consumer is given the opportunity, before the time that the information is initially communicated, to direct that such information not be communicated among such persons;

b. Any authorization or approval of a specific extension of credit directly or indirectly by the issuer of a credit card or similar device;

c. Any report in which a person who has been requested by a third party to make a specific extension of credit directly or indirectly to a consumer conveys his or her decision with respect to such request if the third party advises the consumer of the name and address of the person to whom the request was



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41 made, and such person makes the disclosures to the consumer
42 required under 15 U.S.C. s. 1681m; or

43 d. A communication described in 15 U.S.C. s. 1681a(o) or 15
44 U.S.C. s. 1681a(x).

45 (b) "Consumer reporting agency" means any person who, for
46 monetary fees, dues, or on a cooperative nonprofit basis,
47 regularly engages in whole or in part in the practice of
48 assembling or evaluating consumer credit information or other
49 information on consumers for the purpose of furnishing consumer
50 reports to third parties, and who uses any means or facility of
51 interstate commerce for the purpose of preparing or furnishing
52 consumer reports.

53 (c) "Reusable tenant screening report" means a report that:

54 1. Includes all of the following:

55 a. The applicant's full name.

56 b. The applicant's contact information, including mailing
57 address, e-mail address, and telephone number.

58 c. Verification of the applicant's employment.

59 d. The applicant's last known address.

60 e. The results of an eviction history check in a manner and
61 for a period of time consistent with applicable law related to
62 the consideration of eviction history in housing.

63 f. The date through which the information contained in the
64 report is current.

65 g. The applicant's consumer report.

66 2.a. Is prepared within the previous 30 days by a consumer
67 reporting agency at the request and expense of an applicant.

68 b. Is made directly available to a landlord for use in the
69 rental application process or is provided through a third-party



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website that regularly engages in the business of providing a reusable tenant screening report and complies with all state and federal laws pertaining to use and disclosure of information contained in a consumer report by a consumer reporting agency.

c. Is available to the landlord at no cost to access or use.

(2) A landlord may accept reusable tenant screening reports and may require an applicant to state that there has not been a material change to the information in the reusable tenant screening report.

(3) If an applicant provides a reusable tenant screening report to a landlord who accepts such reports, the landlord may not charge the applicant a fee to access the report or an application screening fee.

(4) This section does not:

(a) Affect any other applicable law related to the consideration of criminal history information in housing, including, but not limited to, local ordinances governing the information that landlords may review and consider when determining to whom they will rent; or

(b) Require a landlord to accept reusable tenant screening reports.

===== T I T L E A M E N D M E N T =====

And the title is amended as follows:

Delete line 2
and insert:

An act relating to housing; creating s. 83.471, F.S.;
defining terms; authorizing a landlord to accept



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99 reusable tenant screening reports and require a
100 specified statement; prohibiting a landlord from
101 charging certain fees to an applicant using a reusable
102 tenant screening report; providing construction;
103 amending s.