

**By** the Committees on Criminal Justice; and Judiciary; and  
Senator Rodriguez

591-02778-26

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1                   A bill to be entitled  
2           An act relating to fraudulent entry of residential  
3           dwellings; amending s. 83.56, F.S.; providing that  
4           fraudulent entry of a residential dwelling unit is an  
5           act of noncompliance for which a landlord may  
6           terminate a rental agreement; creating s. 817.537,  
7           F.S.; defining terms; creating the crime of fraudulent  
8           entry of a residential dwelling unit; prohibiting a  
9           person from entering into and taking possession of a  
10          residential dwelling unit under specified  
11          circumstances; providing a criminal penalty; providing  
12          an effective date.

13  
14 Be It Enacted by the Legislature of the State of Florida:

15  
16           Section 1. Paragraph (a) of subsection (2) of section  
17           83.56, Florida Statutes, is amended to read:

18           83.56 Termination of rental agreement.—

19           (2) If the tenant materially fails to comply with s. 83.52  
20           or material provisions of the rental agreement, other than a  
21           failure to pay rent, or reasonable rules or regulations, the  
22           landlord may:

23           (a) If such noncompliance is of a nature that the tenant  
24           should not be given an opportunity to cure it or if the  
25           noncompliance constitutes a subsequent or continuing  
26           noncompliance within 12 months of a written warning by the  
27           landlord of a similar violation, deliver a written notice to the  
28           tenant specifying the noncompliance and the landlord's intent to  
29           terminate the rental agreement by reason thereof. Examples of

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30 noncompliance which are of a nature that the tenant should not  
31 be given an opportunity to cure include, but are not limited to,  
32 destruction, damage, or misuse of the landlord's or other  
33 tenants' property by intentional act; an act of fraudulent entry  
34 of a residential dwelling unit which violates s. 817.537,  
35 regardless of whether criminal proceedings have commenced; or a  
36 subsequent or continued unreasonable disturbance. In such event,  
37 the landlord may terminate the rental agreement, and the tenant  
38 shall have 7 days from the date that the notice is delivered to  
39 vacate the premises. The notice shall be in substantially the  
40 following form:

41  
42 You are advised that your lease is terminated effective  
43 immediately. You shall have 7 days from the delivery of this  
44 letter to vacate the premises. This action is taken because  
45 ...(cite the noncompliance)....

46  
47 Section 2. Section 817.537, Florida Statutes, is created to  
48 read:

49 817.537 Fraudulent entry of a residential dwelling unit.-

50 (1) As used in this section, the terms "dwelling unit,"  
51 "landlord," and "rental agreement" have the same meanings as  
52 provided in s. 83.43.

53 (2) A person may not enter into and take possession of a  
54 residential dwelling unit by knowingly and willfully:

55 (a) Making or causing to be made any materially false  
56 statement, in writing, relating to the person's identity in any  
57 rental application for a residential tenancy.

58 (b) Presenting forged, fictitious, or counterfeit documents

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59 to the landlord of a residential dwelling unit, including, but  
60 not limited to, a driver license, an identification card, a bank  
61 statement, or a paystub.

62 (c) Impersonating another person in whose name a rental  
63 application is submitted to a landlord for the purpose of  
64 executing the rental agreement or taking possession of the  
65 residential dwelling unit.

66 (3) A person who violates this section commits the offense  
67 of fraudulent entry of a residential dwelling unit, which is a  
68 felony of the third degree, punishable as provided in s.  
69 775.082, s. 775.083, or s. 775.084.

70 Section 3. This act shall take effect October 1, 2026.