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CS/HB 1293

2026 Legislature

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

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

15
16 Section 1. Section 817.537, Florida Statutes, is created
17 to read:

18 817.537 Fraudulent entry of a residential dwelling unit.-

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

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

24 (a) Making or causing to be made any materially false
25 statement, in writing, relating to the person's identity in any

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26 | rental application for a residential tenancy.

27 | (b) Presenting forged, fictitious, or counterfeit
 28 | documents to the landlord of a residential dwelling unit,
 29 | including, but not limited to, a driver license, an
 30 | identification card, a bank statement, or a paystub.

31 | (c) Impersonating another person in whose name a rental
 32 | application is submitted to a landlord for the purpose of
 33 | executing a rental agreement or taking possession of a
 34 | residential dwelling unit.

35 | (3) A person who violates this section commits the offense
 36 | of fraudulent entry of a residential dwelling unit, which is a
 37 | felony of the third degree, punishable as provided in s.
 38 | 775.082, s. 775.083, or s. 775.084.

39 | Section 2. Paragraph (a) of subsection (2) of section
 40 | 83.56, Florida Statutes, is amended to read:

41 | 83.56 Termination of rental agreement.—

42 | (2) If the tenant materially fails to comply with s. 83.52
 43 | or material provisions of the rental agreement, other than a
 44 | failure to pay rent, or reasonable rules or regulations, the
 45 | landlord may:

46 | (a) If such noncompliance is of a nature that the tenant
 47 | should not be given an opportunity to cure it or if the
 48 | noncompliance constitutes a subsequent or continuing
 49 | noncompliance within 12 months of a written warning by the
 50 | landlord of a similar violation, deliver a written notice to the

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51 | tenant specifying the noncompliance and the landlord's intent to
52 | terminate the rental agreement by reason thereof. Examples of
53 | noncompliance which are of a nature that the tenant should not
54 | be given an opportunity to cure include, but are not limited to,
55 | destruction, damage, or misuse of the landlord's or other
56 | tenants' property by intentional act; an act of fraudulent entry
57 | of a residential dwelling unit which violates s. 817.537(2),
58 | regardless of whether criminal proceedings have commenced; or a
59 | subsequent or continued unreasonable disturbance. In such event,
60 | the landlord may terminate the rental agreement, and the tenant
61 | shall have 7 days from the date that the notice is delivered to
62 | vacate the premises. The notice shall be in substantially the
63 | following form:

64 | You are advised that your lease is terminated effective
65 | immediately. You shall have 7 days from the delivery of this
66 | letter to vacate the premises. This action is taken because
67 | ... (cite the noncompliance)

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