

By Senator Jones

34-01902-23

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1                   A bill to be entitled  
2           An act relating to rent and security deposits in  
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  
6           certain percentages; 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  
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.