

1                                   A bill to be entitled  
 2           An act relating to landlord's obligation to maintain  
 3           premises; amending s. 83.51, F.S.; requiring certain  
 4           landlords to provide functioning facilities for air-  
 5           conditioning; providing an effective date.

6  
 7 Be It Enacted by the Legislature of the State of Florida:  
 8

9           Section 1. Paragraph (a) of subsection (2) of section  
 10 83.51, Florida Statutes, is amended to read:

11           83.51 Landlord's obligation to maintain premises.—

12           (2)(a) Unless otherwise agreed in writing, in addition to  
 13 the requirements of subsection (1), the landlord of a dwelling  
 14 unit other than a single-family home or duplex shall, at all  
 15 times during the tenancy, make reasonable provisions for:

16           1. The extermination of rats, mice, roaches, ants, wood-  
 17 destroying organisms, and bedbugs. When vacation of the premises  
 18 is required for such extermination, the landlord is not liable  
 19 for damages but shall abate the rent. The tenant must  
 20 temporarily vacate the premises for a period of time not to  
 21 exceed 4 days, on 7 days' written notice, if necessary, for  
 22 extermination pursuant to this subparagraph.

23           2. Locks and keys.

24           3. The clean and safe condition of common areas.

25           4. Garbage removal and outside receptacles therefor.

HB 423

2024

26           5. Functioning facilities for air-conditioning, heat  
27 during winter, running water, and hot water.

28           Section 2. This act shall take effect July 1, 2024.