

LANDLORD LEGAL OBLIGATIONS

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Landlords in Florida are bound by clear statutory duties, including:

1. **Property Maintenance (Fla. Stat. § 83.51):**

- Maintain plumbing, structural components, and essential facilities in working order.
- Comply with building, health, and safety codes.

2. **Tenant Safety (Fla. Stat. § 83.51(2)(a)):**

- Provide secure locks and maintain safe premises.

3. **Security Deposit Handling (Fla. Stat. § 83.49(3)(a)):**

- Provide written notice of claims against a security deposit within 30 days of tenancy termination.

4. **Prohibition of Harassment (Fla. Stat. § 83.67):**

- Prohibit actions to intimidate, mislead, or coerce tenants into forgoing their rights.

5. **Handling of Tenant Property (Fla. Stat. § 715.104):**

Requirements for Landlords Managing Tenant Property in Florida:

- **Notify the Tenant:** Provide written notice detailing the specific belongings left behind.
- **Retrieval Period:** Specify a retrieval timeframe of 10 to 15 days from the notice date.
- **Notification Method:** Send the notice to the tenant's last known address via certified mail for proof of delivery.
- **Rights on Non-Retrieval:** If items are not claimed, landlords may sell or dispose of them in compliance with Florida law, which may need additional notice of sale/disposal.
- **Storage Obligation:** Safely store the belongings during the notice period, and reasonable storage fees may be charged to the tenant.

- **Abandonment:** If no response is received within the specified timeframe, the items may be deemed abandoned, allowing for disposal or sale per legal requirements.