

Florida Security Deposit Receipt

General template, not legal advice. Have a Florida attorney review before use. Last reviewed October 29, 2026.

This receipt confirms that the landlord received a security deposit from the tenant named below for a home located in Florida.

1. Parties and property

Landlord or agent name

Landlord address for notices

Tenant name or names

Property address and unit

Lease start date

Lease end date or month to month

2. Payment received

Item	Amount	Date received	Payment method and reference
Security deposit			
Pet deposit, if any			
Key or other refundable deposit			
Total refundable deposits			

These amounts are refundable deposits, not rent and not fees. The tenant may not use them as the last month's rent unless the landlord agrees in writing.

Deposit limit in Florida: Florida law does not cap the amount of a security deposit. Since 2023 a landlord may also offer a monthly fee in place of a deposit. (Florida Statutes sections 83.49 and 83.491)

3. Where the deposit is held

The deposit is held at _____ (Bank name and city, or not required) in _____ (Account type, such as a separate deposit account, interest bearing or not).

Holding account rules in Florida: The landlord must keep the deposit in a separate Florida bank account, with or without interest, or post a surety bond, and may not mix it with personal funds. (Florida Statutes section 83.49(1))

Interest on deposits in Florida: Interest is owed only if the deposit sits in an interest-bearing account or the landlord posts a surety bond; the tenant then gets at least 75 percent of the interest or 5 percent simple interest a year, as the landlord elects. (Florida Statutes section 83.49(1))

Receipt or notice requirements in Florida: Landlords with five or more units must give written notice within 30 days of receiving the deposit saying where it is held, whether it earns interest, and including the statutory disclosure. (Florida Statutes section 83.49(2))

4. Return of the deposit

After the tenancy ends and the tenant returns possession, the landlord may deduct only what the lease and Florida law allow, such as unpaid rent, the cost of repairing damage beyond normal wear and tear, and cleaning needed to restore the move-in condition. The landlord will send the balance with an itemized statement of any deductions to the tenant's forwarding address within the deadline the law sets.

Deposit return deadline in Florida: With no claim, the deposit is due back within 15 days after the lease ends; to keep any part, the landlord must send written notice of the claim within 30 days. (Florida Statutes section 83.49(3))

Itemization rules in Florida: The notice of claim must state the amount and the reason, go by certified mail or email, and use the statutory wording that gives the tenant 15 days to object in writing. (Florida Statutes section 83.49(3))

5. Move-in condition

A move-in condition checklist _____ (Was or was not) completed on _____ (Date). The tenant should note existing damage in writing within _____ (Days) days after moving in, and both parties should keep dated photos.

6. Signatures

Landlord or agent signature

Printed name

Date

Tenant signature

Printed name

Date

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