

Florida Eviction Process: Notices, Court Steps and Timeline

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/florida-eviction-process>

Florida moves evictions quickly. The landlord serves the right written notice, files in county court if the tenant stays, and the case runs on a short summary schedule where the tenant usually has to deposit the rent claimed to keep defending. Only the sheriff can put the landlord back in possession.

Key points

- For unpaid rent, the landlord serves a 3-day notice to pay or leave, and the three days do not count Saturdays, Sundays or court holidays.
- For a lease violation the tenant can fix, such as an unauthorized pet, the landlord serves a 7-day notice to cure; for serious violations that cannot be fixed, such as deliberate damage, a 7-day notice to vacate with no chance to cure.
- Either side can end a month-to-month tenancy with at least 30 days of written notice before the end of a monthly period, or 7 days for a week-to-week tenancy.
- Evictions are filed in the county court for the county where the rental is located, using the summary procedure.
- The tenant has 5 days after service, not counting weekends and legal holidays, to respond, and to keep any defense other than payment the tenant must also deposit the rent claimed into the court registry or ask the court to set the amount.

Florida at a glance

Rule	Florida	Law
Notice for unpaid rent	For unpaid rent, the landlord serves a 3-day notice to pay or leave, and the three days do not count Saturdays, Sundays or court holidays.	Florida Statutes section 83.56(3)
Notice for a lease violation	For a lease violation the tenant can fix, such as an unauthorized pet, the landlord serves a 7-day notice to cure; for serious violations that cannot be fixed, such as deliberate damage, a 7-day notice to vacate with no chance to cure.	Florida Statutes section 83.56(2)

Rule	Florida	Law
Ending a tenancy without cause	Either side can end a month-to-month tenancy with at least 30 days of written notice before the end of a monthly period, or 7 days for a week-to-week tenancy.	Florida Statutes section 83.57
Where the case is filed	Evictions are filed in the county court for the county where the rental is located, using the summary procedure.	Florida Statutes sections 83.59 and 51.011
Tenant response time	The tenant has 5 days after service, not counting weekends and legal holidays, to respond, and to keep any defense other than payment the tenant must also deposit the rent claimed into the court registry or ask the court to set the amount.	Florida Statutes section 83.60(2)
Removal after judgment	After judgment, the clerk issues a writ of possession and the sheriff posts it, giving the tenant 24 hours before the landlord is put back in possession.	Florida Statutes section 83.62
Typical overall timeline	An uncontested nonpayment case often takes about two to six weeks from notice to removal, and a contested case can take longer.	Court practice (estimate)

Timeline

Step	Typical time	Rule
Notice period for unpaid rent	3 days	Florida Statutes section 83.56(3)
Notice period for a lease violation	7 days	Florida Statutes section 83.56(2)
Tenant response after the case is served	5 days	Florida Statutes section 83.60(2)
From judgment to removal	24 hours	Florida Statutes section 83.62
Whole case, uncontested	A few weeks	Court practice (estimate)

Mistakes to avoid

- Demanding more than the rent actually owed in a notice for unpaid rent, for example by adding late fees or utilities.
- Counting the notice period wrong and filing a day too early.
- Taking partial rent after serving a notice without knowing how it affects the case.
- Keeping no proof of service. Write down who delivered the notice, how and when, and keep a copy.
- Trying to speed things up with a lockout, a utility shutoff or by moving belongings out.

Verify current law

Laws named in this summary:

- Florida Statutes section 83.56(3)
- Florida Statutes section 83.56(2)
- Florida Statutes section 83.57
- Florida Statutes sections 83.59 and 51.011
- Florida Statutes section 83.60(2)
- Florida Statutes section 83.62
- Florida Statutes section 83.67
- HB 1417 (2023)
- HB 621 (2024)

Official sources:

- The Florida Legislature: Online Sunshine (Florida Statutes): <https://www.leg.state.fl.us/statutes/>
- Florida Courts: Self-Help Center:
<https://www.flcourts.gov/Resources-Services/Office-of-Family-Courts/Self-Help-Information>

General information, not legal advice. Check current law and talk to a Florida attorney before you act. Last reviewed October 29, 2026.