

Florida Landlord-Tenant Laws: Rights and Duties for Both Sides

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

Florida sets most rental rules in one place, Part II of chapter 83 of the Florida Statutes. Since 2023 the state also reserves landlord and tenant rules to itself, so cities and counties can no longer layer their own tenancy rules on top.

Key points

- For repairs, the landlord must give at least 24 hours of notice and enter between 7:30 a.m. and 8:00 p.m., except in an emergency or with the tenant's consent.
- If the landlord does not meet maintenance duties, the tenant may give written notice and, after 7 days, withhold rent or end the lease, but must pay the withheld rent into court if the landlord sues.
- A landlord may not raise rent, cut services or file for eviction mainly to punish a tenant who complained to a code agency, joined a tenant group or used fair housing rights in good faith.
- 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 generally does not set a statutory cap on late fees, so the amount comes from the lease and should be reasonable.

Florida at a glance

Rule	Florida	Law
Notice before entry	For repairs, the landlord must give at least 24 hours of notice and enter between 7:30 a.m. and 8:00 p.m., except in an emergency or with the tenant's consent.	Florida Statutes section 83.53
Tenant repair remedies	If the landlord does not meet maintenance duties, the tenant may give written notice and, after 7 days, withhold rent or end the lease, but must pay the withheld rent into court if the landlord sues.	Florida Statutes sections 83.56(1) and 83.60
Retaliation protection	A landlord may not raise rent, cut services or file for eviction mainly to punish a tenant who complained to a code agency, joined a tenant group or used fair housing rights in good faith.	Florida Statutes section 83.64

Rule	Florida	Law
Late fees	Florida generally does not set a statutory cap on late fees, so the amount comes from the lease and should be reasonable.	Florida Residential Landlord and Tenant Act (no statutory cap)
Grace period	State law generally does not require a grace period before a late fee applies, so the lease controls.	Florida Residential Landlord and Tenant Act (no statewide grace period)
Deadline to return the deposit	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)

Mistakes to avoid

- Entering a unit without the notice the lease or the law requires.
- Letting a written repair request sit without a reply or a plan.
- Leaving required disclosures out of the lease packet.
- Applying screening criteria differently from one applicant to the next.
- Raising rent or ending a tenancy soon after a complaint without a documented, unrelated reason.

Verify current law

Laws named in this summary:

- Florida Statutes section 83.53
- Florida Statutes sections 83.56(1) and 83.60
- Florida Statutes section 83.64
- Florida Residential Landlord and Tenant Act (no statutory cap)
- Florida Residential Landlord and Tenant Act (no statewide grace period)
- Florida Statutes section 83.49(3)
- Florida Residential Landlord and Tenant Act (preemption, ch. 2023-314)
- Florida Statutes section 83.425 and Florida Fair Housing Act (chapter 760)
- Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. 4852d)
- Florida Statutes section 404.056(5)
- Florida Statutes section 83.50
- Florida Statutes section 83.49(2)
- Florida Residential Landlord and Tenant Act (flood disclosure)
- Florida Statutes sections 83.49 and 83.491

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.