

By Senator Stewart

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1 A bill to be entitled
2 An act relating to flood zone disclosures for dwelling
3 units; creating s. 83.505, F.S.; requiring landlords
4 or persons authorized to enter into rental agreements
5 on behalf of landlords to make specified disclosures
6 relating to flood zones before the commencement of a
7 tenancy; requiring landlords to notify current tenants
8 of a change in a dwelling unit's flood zone
9 designation; providing an effective date.

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11 Be It Enacted by the Legislature of the State of Florida:

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13 Section 1. Section 83.505, Florida Statutes, is created to
14 read:

15 83.505 Disclosure of flood zone.—A landlord, or a person
16 authorized to enter into a rental agreement on the landlord's
17 behalf, must disclose in writing to a tenant before the
18 commencement of a tenancy whether the dwelling unit is located
19 within a flood zone established by the Federal Emergency
20 Management Agency. If the dwelling unit is located within a
21 flood zone, such disclosure must also include the risk
22 designation for the flood zone and the definition of the risk
23 designation as determined by the Federal Emergency Management
24 Agency. If the flood zone designation of a dwelling unit
25 changes, a landlord must notify the current tenant in writing or
26 by e-mail of the new risk designation and its definition.

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