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Representative Edmonds Introduces Bill to Protect Florida's Tenants

WEST PALM BEACH, Fla. – For the upcoming 2024 Florida Legislative Session, **Representative Jervonte Edmonds (D-West Palm Beach)** has filed [HB 31](#) to protect the rights of tenants in Florida. The bill would limit rent increases, require landlords to provide functioning air conditioning, and revise the notice requirements for terminating a rental agreement.

“This bill is about protecting tenants from predatory landlords,” said **Representative Edmonds**. “Too many people in Florida are struggling to afford rent, and this bill would give them some much-needed relief.”

The bill would limit rent increases to 30% per year for most tenants. It would also require landlords to provide functioning air conditioning in all rental units. Currently, there is no statewide requirement for landlords to provide air conditioning.

The bill would also revise the notice requirements for terminating a rental agreement. Currently, landlords are required to give tenants 15 additional days if any partial payment has been made and accepted.

“This bill is a common-sense way to protect tenants in Florida,” added **Representative Edmonds**. “I urge my colleagues to support it.”

Here are some of the specific benefits of **HB 31** for Florida renters:

- The rent increase limit would help renters keep up with rising costs of living.
- The requirement for functioning air conditioning would improve the health and safety of renters, especially during hot weather.
- The longer notice period for terminating a rental agreement would give renters

more time to find a new place to live or pay their existing debt.

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