

1 A bill to be entitled
 2 An act relating to military support; creating s.
 3 83.683, F.S.; requiring a landlord, a condominium
 4 association, a cooperative, or a homeowners
 5 association to complete the processing of a rental
 6 application submitted by a servicemember within a
 7 specified timeframe; providing applicability;
 8 providing an effective date.

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

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 12 Section 1. Section 83.683, Florida Statutes, is created to
 13 read:

14 83.683 Rental application by a servicemember.—

15 (1) If a landlord requires a prospective tenant to
 16 complete a rental application before residing in a rental unit,
 17 the landlord must complete processing of the rental application
 18 submitted by a prospective tenant who is a servicemember, as
 19 defined in s. 250.01, within 7 days after submission. Absent a
 20 timely denial of the rental application, the landlord shall
 21 lease the rental unit to the servicemember provided that all
 22 other terms of the application and lease are complied with.

23 (2) If a condominium association, as defined in ch. 718, a
 24 cooperative association, as defined in ch. 719, or a homeowners
 25 association, as defined in ch. 720, requires a prospective
 26 tenant of a condominium unit, cooperative unit, or parcel within

27 | the association's control to complete a rental application
28 | before residing in a rental unit, the association must complete
29 | processing of the rental application submitted by a prospective
30 | tenant who is a servicemember, as defined in s. 250.01, within 7
31 | days after submission. Absent a timely denial of the rental
32 | application, the association shall allow the unit or parcel
33 | owner to lease to the servicemember and the landlord shall lease
34 | the rental unit to the servicemember provided that all other
35 | terms of the application and lease are complied with.

36 | (3) The provisions of this section may not be waived or
37 | modified by the agreement of the parties under any
38 | circumstances.

39 | Section 2. This act shall take effect July 1, 2016.