



SECURITY DEPOSIT RETURNS



KNOW YOUR RIGHTS

Florida Security Deposits are governed by Fla. Stat. 83.49. A tenant must vacate a unit and return the keys to the landlord before seeking return of a security deposit.

Has the landlord sent notice of a withhold on the security deposit via certified mail?

NO

Within 30 days, the Landlord must give written notice to the tenant via certified mail, including disclosure of the hold on a security deposit.

YES

Tenants may file an objection to the withhold in writing to the landlord within 15 days of the withhold letter from the landlord.

If the landlord refuses to return the security deposit, a tenant can file an action in small claims court seeking return of it.

TIPS FOR MOVE OUT

- 1) Clean the unit and remove all personal items.
- 2) Take photos of the unit once moving out of it.
- 3) Don't forget to notify landlord of your new address to send security deposit.
- 4) Submit a change of address to the post office.
- 5) Keep copies of the lease and any receipts.



Courthouse