

**PUBLICATION UPDATE**

Route to:  \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_  
 \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_

---

# Florida Commercial Landlord-Tenant Law

---

Publication 80530

Release 56

April 2023

---

## HIGHLIGHTS

### Updated Chapters Include

- Chapter 1, GENERAL PRINCIPLES
- Chapter 2, DUTIES and OBLIGATIONS of LANDLORD AND TENANT
- Chapter 4, LANDLORD REMEDIES
- Chapter 6, TRANSITIONS
- Chapter 7, TERMINATIONS
- Chapter 8, DRAFTING a COMMERCIAL LEASE
- Chapter 9, ATTORNEY'S FEES, DAMAGES, and SPECIFIC

## PERFORMANCE

New § 1.01[5] on service of process for removal of unknown parties.

Subsection 8.03[8] form for a clause on premises alterations.

New Form 46 Sample Tenant's Authority to Mortgage Its Leasehold Interest

*Bimini Props. v. Puff or Sip Hoo-kah Lounge & Liquor Store, LLC*, 343 So. 3d 1249 (Fla. 3d DCA 2022): Under § 83.232, a trial court has a non-discretionary, ministerial duty to issue a writ of possession notwithstanding any equitable arguments on behalf of the tenant.

---

Matthew Bender provides continuing customer support for all its products:

- Editorial assistance—please consult the “Questions About This Publication” directory printed on the copyright page;
- Customer Service—missing pages, shipments, billing or other customer

service matters, +1.800.833.9844.

- Outside the United States and Canada, +1.937.247.0293, or fax (+1.800.828.8341) or email ([international@bender.com](mailto:international@bender.com));
- Toll-free ordering (+1.800.223.1940) or visit [www.lexisnexis.com/BrowseUs](http://www.lexisnexis.com/BrowseUs).



[www.lexis.com](http://www.lexis.com)

---

---

Copyright © 2023 Matthew Bender & Company, Inc., a member of the LexisNexis Group.  
Publication 80530, Release 56, April 2023

LexisNexis, the knowledge burst logo, and Michie are trademarks of Reed Elsevier Properties Inc., used under license. Matthew Bender is a registered trademark of Matthew Bender Properties Inc.

<b>FILING INSTRUCTIONS</b>
----------------------------

# Florida Commercial Landlord-Tenant Law

---

Publication 80530 Release 56

April 2023

---

**Check  
As  
Done**

- 1. Check the Title page in the front of your present Volume 1. It should indicate that your set is filed through Release Number 55. If the set is current, proceed with the filing of this release. If your set is not filed through Release Number 55, DO NOT file this release. Please call Customer Services at 1-800-833-9844 for assistance in bringing your set up to date.
- 2. This Release Number 56 contains only White Revision pages.
- 3. Circulate the "Publication Update" among those individuals interested in the contents of this release.

**Check  
As  
Done**      Remove Old  
Pages Numbered

Insert New  
Pages Numbered

*For faster and easier filing, all references are to right-hand pages only.*

## VOLUME 1

### Revision

<input type="checkbox"/>	Title page. . . . .	Title page
<input type="checkbox"/>	1-1 thru 1-16.1 . . . . .	1-1 thru 1-16.1
<input type="checkbox"/>	1-27 . . . . .	1-27 thru 1-28.1
<input type="checkbox"/>	2-1. . . . .	2-1
<input type="checkbox"/>	2-13 thru 2-15 . . . . .	2-13 thru 2-16.1
<input type="checkbox"/>	2-75 . . . . .	2-75 thru 2-76.1
<input type="checkbox"/>	3-1 thru 3-2.1. . . . .	3-1 thru 3-2.1
<input type="checkbox"/>	3-17 thru 3-18.1. . . . .	3-17 thru 3-18.1
<input type="checkbox"/>	4-1. . . . .	4-1 thru 4-2.1
<input type="checkbox"/>	4-27 . . . . .	4-27 thru 4-28.1
<input type="checkbox"/>	6-1 thru 6-11 . . . . .	6-1 thru 6-11
<input type="checkbox"/>	6-35 thru 6-37 . . . . .	6-35 thru 6-38.1
<input type="checkbox"/>	7-1. . . . .	7-1 thru 7-2.1
<input type="checkbox"/>	7-17 . . . . .	7-17 thru 7-18.1
<input type="checkbox"/>	7-33 thru 7-35 . . . . .	7-33 thru 7-35
<input type="checkbox"/>	8-1 thru 8-7. . . . .	8-1 thru 8-8.1
<input type="checkbox"/>	8-17 thru 8-35 . . . . .	8-17 thru 8-36.1
<input type="checkbox"/>	8-52.1 thru 8-53. . . . .	8-53 thru 8-54.1
<input type="checkbox"/>	8-77 thru 8-79 . . . . .	8-77 thru 8-79
<input type="checkbox"/>	9-1 thru 9-35 . . . . .	9-1 thru 9-37
<input type="checkbox"/>	SYN-1 thru SYN-6.1 . . . . .	SYN-1 thru SYN-6.1
<input type="checkbox"/>	SYN-25 thru SYN-27 . . . . .	SYN-25 thru SYN-28.1
<input type="checkbox"/>	SYN-85 . . . . .	SYN-85 thru SYN-86.1
<input type="checkbox"/>	FORMS-3 . . . . .	FORMS-3 thru FORMS-4.1
<input type="checkbox"/>	FORMS-109 . . . . .	FORMS-109 thru FORMS-121
<input type="checkbox"/>	TC-1 thru TC-37 . . . . .	TC-1 thru TC-37
<input type="checkbox"/>	I-1 thru I-13 . . . . .	I-1 thru I-15

FILE IN THE FRONT OF THE FIRST VOLUME  
OF YOUR SET

To order missing pages log on to our self service center, [www.lexisnexis.com/printedsc](http://www.lexisnexis.com/printedsc) or call Customer Services at 1 (800) 833-9844 and have the following information ready:

- (1) the publication title;
- (2) specific volume, chapter and page numbers; and
- (3) your name, phone number, and Matthew Bender account number.

Please recycle removed pages.

MISSING FILING INSTRUCTIONS?  
FIND THEM AT [www.lexisnexis.com/printedsc](http://www.lexisnexis.com/printedsc)

Use the search tool provided to find and download missing filing instructions, or sign on to the Print & CD Service Center to order missing pages or replacement materials. Visit us soon to see what else the Print & CD Service Center can do for you!



[www.lexis.com](http://www.lexis.com)

---

---

**Copyright © 2023 Matthew Bender & Company, Inc., a member of the LexisNexis Group.  
Publication 80530, Release 56, April 2023**

LexisNexis, the knowledge burst logo, and Michie are trademarks of Reed Elsevier Properties Inc., used under license. Matthew Bender is a registered trademark of Matthew Bender Properties Inc.

