

**PUBLICATION UPDATE**

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# Florida Commercial Landlord-Tenant Law

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Publication 80530

Release 55

December 2022

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## HIGHLIGHTS

### Updated Chapters Include

- Chapter 1, GENERAL PRINCIPLES
- Chapter 2, DUTIES and OBLIGATIONS of LANDLORD AND TENANT
- Chapter 3, REMEDIES and DEFENSES of TENANT
- Chapter 4, LANDLORD REMEDIES
- Chapter 5, LANDLORD RENT REMEDIES
- Chapter 6, TRANSITIONS
- Chapter 7, TERMINATIONS
- Chapter 8, DRAFTING a COMMERCIAL LEASE
- Chapter 9, ATTORNEY'S FEES, DAMAGES, and SPECIFIC PERFORMANCE

Discussion of new Fla. Stat. § 48.184 regarding service of process when the name of an occupant of real property is not known to the landlord.

*Soundbar, LLC v. BYM Commer.*, 328 So. 3d 1097 (Fla. 5th DCA 2021): When a tenant disputes the amount of unpaid rent, deposit of the disputed amount into the court registry is required if the tenant asserts any defense *other than* payment.

*In re AGV Partners, Inc.*, 2022 Bankr. LEXIS 2045 (M.D. Fla. July 26, 2022): While under the landlord's lien for rent statute, the landlord has a lien on all the tenant's property found or usually kept on the leased premises, that lien extends only to property, not the *proceeds* of the property, for example, insurance proceeds when the property is destroyed.

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