

PUBLICATION UPDATE

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Florida Commercial Landlord-Tenant Law

Publication 80530 Release 44

May 2017

HIGHLIGHTS

Updates throughout the treatise include new discussion relating to

- Property of the Landlord; Insurance Protection (*new* § 2.03[15])
- Conversion (*new* § 9.02[8])

Case Law Developments Include:

Grover Commer. Enters. v. Aspen Ins. UK, Ltd., 202 So. 3d 877 (Fla. 3d DCA 2016). The Landlord's property—both real and often personal—is in the possession of the tenant during the term of the lease. The

lease will require the tenant to return that property to the landlord in good condition, but what happens if the tenant takes personal property—or even fixtures that are part of the real property—when leaving the premises? Does a commercial property insurance policy cover the loss? (See *new* § 2.03[15].)

Palm Beach Fla. Hotel & Office Bldg. Ltd. P'ship v. Nantucket Enters., 2016 Fla. App. LEXIS 18069 (Fla. 4th DCA Dec. 7, 2016). Can a landlord be assessed damages for conversion of the tenant's property? (See new discussion at § 9.02[8].)

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<input type="checkbox"/>	Title page thru xi	Title page thru xi
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<input type="checkbox"/>	4-21 thru 4-31	4-21 thru 4-33
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<input type="checkbox"/>	7-25 thru 7-31	7-25 thru 7-31
<input type="checkbox"/>	8-1 thru 8-2.1.	8-1 thru 8-2.1
<input type="checkbox"/>	8-13	8-13 thru 8-14.1
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<input type="checkbox"/>	9-1 thru 9-2.1.	9-1 thru 9-2.1
<input type="checkbox"/>	9-23 thru 9-27	9-23 thru 9-27
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