

PUBLICATION UPDATE

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Florida Commercial Landlord-Tenant Law

Publication 80530

Release 52

April 2021

HIGHLIGHTS

Updated Chapters Include

- Chapter 2, DUTIES & OBLIGATIONS of LANDLORD & TENANT
- Chapter 3, REMEDIES AND DEFENSES OF TENANT
- Chapter 6, TRANSITIONS
- Chapter 7, TERMINATIONS
- Chapter 8, DRAFTING a COMMERCIAL LEASE
- Chapter 9, ATTORNEY'S FEES, DAMAGES, AND SPECIFIC PERFORMANCE

rendered the case law on subscribing witnesses for leases largely moot. Under a recent statutory amendment “. . . no subscribing witnesses shall be required for a lease of real property or any such instrument pertaining to a lease of real property.” (See § 1.02[2]).

Force Majeure. *Palm Springs Mile Assocs. v. Kirkland's Stores, Inc.*, 2020 U.S. Dist. LEXIS 163880 (S.D. Fla. September 9, 2020): restrictions on non-essential activities and business operations to slow the spread of the Covid virus did not qualify as a *force majeure* event that suspends a tenant's obligation to pay rent. (See § 7.06[2]).

The 2020 Florida Legislature

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