FLORIDA

Fill out online

LEASE RENEWAL AGREEMENT

Blank form - complete all applicable fields before signing

1. Renewal and monthly charges

Renewal begins	Renewal ends (inclusive)
Current monthly rent (USD)	Renewed monthly rent (USD)
Rent due day each month	Security deposit already held (USD)
Existing recurring fees / utilities	

No additional security deposit, renewal fee or other one-time charge is due under this agreement. Existing lawful recurring charges listed above continue; no new charge is created. Deposit accounting, interest and return obligations remain governed by applicable law.

2. Existing lease and parties

Street address / unit	
City / town	County
ZIP code	Contact phone
Original lease signed	Current term ends
Landlord legal name	
Signing agent, if any	
Landlord notice address	

Print pages 1-3 for the agreement and any included disclosures. Guide: 4-7.

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Contact email

3. Agreement

The landlord and all tenants identified in this agreement mutually extend the existing written lease identified above for the same premises. The renewed term begins and ends on the dates stated above. The renewed monthly rent applies from the renewal start date, subject to applicable law.

Except for the renewed term and monthly rent expressly stated here, the lawful provisions of the existing lease and its existing addenda continue unchanged, including payment method, rent due day, utilities, maintenance and occupancy provisions. The existing lease must be kept with this agreement.

This agreement does not add an automatic-renewal provision, change any party, extend a guaranty, impose a new fee, waive a claim, or waive any nonwaivable right. An unlawful term in the existing lease is not validated by this renewal. If a provision conflicts with mandatory law, that law controls.

The stated end date is not a notice to vacate or a waiver of renewal, notice, just-cause, rent-limit, habitability, security-deposit, anti-retaliation or other protections. Any later termination, holdover or further renewal is governed by applicable law and the lawful terms of the lease.

All parties should receive a complete signed copy together with the original lease and required disclosures. Signing this document does not establish that a separate notice has been delivered or that a proposed rent increase is lawful.

4. Documents kept with this renewal

Keep this agreement with the original lease and all existing addenda. Provide each party with the complete signed packet and every applicable state, local and federal disclosure. Required notices must be delivered separately on time; signing this renewal does not cure a missing notice or authorize an unlawful increase.

Additional documents

Before signing

Check the original lease's renewal and nonrenewal provisions. A specified-term lease may contain reciprocal notice provisions of 30 to 60 days; separate reminder rules apply to certain damages. This agreement renews the lease and does not serve as nonrenewal notice.

For the same home and parties, with a renewed term of up to one year. Complete all applicable fields, keep the original lease, and attach required disclosures. Prescribed regulated-housing forms are outside this template.

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5. Signatures

By signing, each person agrees to the renewal above and confirms receiving and reviewing the existing lease and listed documents. An agent signs only with authority for the landlord. No guarantor obligation is extended by this agreement.

Use one row per signer. Leave unused tenant rows blank.

Landlord or authorized agent

Full legal name	Signature	Date signed

Tenants

Full legal name	Mobile (optional)	Signature	Date signed

Renewal, expiration or periodic tenancy?

Use this agreement for a defined renewal

This packet extends an existing written lease for the same property and parties, for a renewed term of up to one year. It changes the term and agreed monthly rent while carrying forward lawful existing provisions. It does not add a tenant, release a departing tenant, create new fees or extend a guaranty. If those changes are needed, use a separately reviewed amendment or replacement lease. Keep the original lease and riders with this document so neither party has to guess which provisions continue.

A fixed-term notice clause must work both ways

Section 83.575 permits an end-of-term tenant notice requirement only with a corresponding landlord nonrenewal notice obligation. The contractual period cannot be less than 30 or more than 60 days for either party. Do not assume every fixed-term lease automatically has the same notice clause: read the actual agreement. If the lease provides liquidated damages for a tenant's failure to give notice, the landlord must provide the statutory reminder within the 15 days before that notice period begins, listing the obligations, termination date and applicable charges.

Official source

Do not use outdated 15-day month-to-month advice

Under section 83.57, a tenancy without a specific term requires written termination notice tied to the end of the rental period: at least 30 days for month-to-month, seven for week-to-week, 30 for quarter-to-quarter and 60 for year-to-year. These are termination rules, not a universal rent-increase formula. A monthly period may differ from the calendar month. Count from the correct period end and verify delivery requirements rather than assuming that sending a message 30 days before any chosen date is sufficient.

Official source

When there is no stated term

Section 83.46 generally uses the period for which rent is payable to determine duration when the agreement states no duration. Monthly payment does not turn an expressly annual lease into a month-to-month tenancy. Before preparing a renewal, establish whether there is an unexpired fixed term, an expired lease with a holdover clause, or a tenancy without a stated duration. Record the agreed renewal start and inclusive end date without backdating signatures.

Official source

Terms, rent and local rules

Review the old lease before carrying it forward

Section 83.47 makes provisions unenforceable to the extent they waive Chapter 83 Part II rights or improperly limit liability arising under law. Renewing a lease does not validate an unlawful old clause. Look particularly at waivers, repair obligations, deposit deductions and notice provisions. A statement that 'all other terms remain' is not a legal review of the original lease. Obtain specific advice when the old text conflicts with current requirements.

Official source

Do not copy obsolete city notice ordinances

Section 83.425 preempts local regulation of matters covered by Florida's residential landlord-tenant law, including notices, fees, deposits and lease terms. For a home in Miami, Orlando, Tampa or another Florida municipality, an older local tenant-rights page may not establish a currently enforceable additional notice rule. Use current state law for these covered matters. This does not mean every local building, safety or land-use requirement disappears; classify the issue instead of assuming every local rule is preempted.

Official source

Document a genuine rent decision

Do not use a renewal increase or nonrenewal to punish a tenant for protected, good-faith conduct. Section 83.64 addresses retaliatory increases, reduced services and possession actions, with examples including code complaints and exercising fair-housing rights. Record the legitimate basis for a change and apply criteria consistently. A tenant's repair complaint does not by itself excuse nonpayment, and a landlord's preferred new rent does not by itself justify retaliatory treatment.

Official source

Make the financial terms easy to compare

Show current monthly rent and renewed monthly rent separately. List only existing lawful recurring charges in the fees/utilities field; this template creates no new fee or additional deposit obligation. Example: if rent changes from $1,800 to $1,900 and an existing $50 utility charge continues, record those amounts separately rather than writing '$1,950 rent' in one place and '$1,900 rent plus utilities' elsewhere. Resolve any proposed new charges in an appropriate separate document before signing.

Deposits and required disclosures

A carried deposit still needs attention at renewal

Section 83.49(6) treats renewal as a new rental agreement and a carried-forward deposit as a new deposit. Reconcile the amount actually held; this does not mean collecting it again. Follow the section's holding requirements and applicable notice provisions. The subsection (2) disclosure exception for landlords renting fewer than five units does not erase all other deposit duties. Verify the depository, interest election and any changes, and provide the required information when applicable.

Official source

Deposits and required disclosures

Plan for the eventual deposit accounting

Section 83.49 generally requires return within 15 days after termination when no claim is intended, or the prescribed claim notice within 30 days if a claim is intended. The tenant has 15 days after receipt to object. Follow the authorized delivery method and statutory content; a casual text is not a substitute. Exceptions and early-vacancy rules need separate review. A renewal does not replace condition evidence: retain inspection records, photographs, receipts and the deposit ledger.

Official source

Flood disclosure: a separate document

Section 83.512 requires a separate flood disclosure at or before execution of a rental agreement for a term of one year or longer. Review this when preparing a one-year renewal rather than assuming the original lease's paperwork is enough. The prescribed disclosure addresses known flooding during ownership, flood insurance claims and assistance received; answer from the property's records. It also warns that renters' insurance does not include flood damage coverage. This reading guide is not the required disclosure. Prepare and attach the separate statutory form as applicable.

Official source

Radon disclosure belongs in executed paperwork

Section 404.056(5) requires prescribed radon wording on at least one document executed at or before the rental agreement, subject to its short transient-occupancy exception. Check the original lease and the documents executed with the renewal. Use the actual statutory wording where required rather than substituting a casual statement that the home is safe. A disclosure is not proof of radon testing or a guarantee of a particular result. The official source provides the exact text.

Official source

Delivery, signing and a complete packet

Email notices need more than an email field

Section 83.505 allows electronic delivery through a signed addendum specifically agreeing to it, with valid email addresses and conspicuous voluntary-election and revocation terms. Providing a contact email in this form does not create that election. The statutory addendum permits revocation and address updates. Keep the notice and transmission evidence; an email returned as undeliverable does not qualify as delivered under the provision. Use other authorized delivery methods when there is no effective email election.

Official source

Delivery, signing and a complete packet

Keep the notice recipient current

Section 83.50 requires written disclosure of the landlord or authorized notice recipient's name and address and provides for updates. Check the renewal's owner/agent and notice-address fields against current authority. If ownership or management has changed, do not leave an unreachable former manager as the only contact. The person previously authorized retains that authority until the tenant is notified otherwise. Delivery of updates must follow the statute; the mere presence of a new address in an internal ledger is not notice to the tenant.

Official source

Each signer gets a clear row

The owner or authorized agent signs the owner row. Each tenant writes their full name, signs and dates their own row; leave unused rows blank. Do not put two tenants in one signature box or assume one roommate can sign for everyone. Confirm agency authority, resolve inconsistent dates and distribute the complete signed agreement. For changes in the parties, obtain a separate documented arrangement rather than using a renewal signature as an unexplained release or substitution.

Print the agreement and include necessary attachments

Print pages 1-3 for this agreement; the remaining pages are a reading guide. Also provide all applicable separate disclosures and addenda identified above. Before signing, check the original lease, renewal dates, rent, recurring charges, deposit record, notices and attachments together. Preserve the final signed packet and delivery records. The online link and QR return to the Florida tool for convenience; they do not deliver a statutory notice. Sources reviewed November 13, 2026. This is educational guidance; verify current law and any program-specific requirements for the property.