

Glossary of Florida Property Management Terms:

1. 3-Day Notice

- A written notice served to a tenant who is late on rent, giving them three days (excluding weekends and legal holidays) to pay or vacate the property.

2. 7-Day Notice

- Used for lease violations. A ****7-Day Notice with Cure**** allows the tenant to correct the issue, while a ****7-Day Notice Without Cure**** typically results in eviction for more serious violations.

3. Abandonment

- When a tenant leaves the rental property without notice and stops paying rent. In Florida, specific criteria must be met for a unit to be considered legally abandoned.

4. Association Approval

- In many Florida condominiums or homeowner associations, tenants must be approved by the association before moving in.

5. CAM (Common Area Maintenance)

- Expenses related to shared areas in commercial properties, often passed on to tenants.

6. Community Association Manager (CAM)

- A licensed individual in Florida who manages community associations, such as HOAs or condo associations.

7. Eviction

- The legal process by which a landlord removes a tenant from a property for non-payment or lease violations. Governed by ****Chapter 83, Florida Statutes****.

8. Escrow Account

- A separate, interest-bearing bank account required in Florida to hold security deposits or advanced rent.

9. Fair Housing Act

- Federal and state laws that prohibit discrimination in housing based on race, color, religion, sex, disability, familial status, or national origin.

10. Florida Residential Landlord and Tenant Act

- The law (Chapter 83, Part II, Florida Statutes) governing rental agreements between landlords and tenants in residential properties.

11. Holdover Tenant

- A tenant who remains in the property after the lease has expired without the landlord's consent.

12. Lease Agreement

- A legally binding contract between a landlord and tenant outlining terms for the rental of property.

13. Maintenance Request

- A formal request submitted by a tenant for repairs or upkeep of the rental property.

14. Month-to-Month Tenancy

- A rental agreement that continues on a monthly basis without a specified end date. In Florida, either party must give 15 days' written notice to terminate.

15. Notice to Vacate

- A written notice given by a landlord or tenant to end a lease or tenancy.

16. Property Management Agreement

- A contract between a property owner and a property management company outlining responsibilities, compensation, and authority.

17. Quiet Enjoyment

- The tenant's right to use the rental property without interference from the landlord or others.

18. Rent Control

- Not applicable in most Florida municipalities, as state law generally prohibits local rent control ordinances.

19. Security Deposit

- A sum of money held by the landlord to cover damages or unpaid rent. Florida law requires specific procedures for handling and returning deposits.

20. Service Animal vs. Emotional Support Animal (ESA)

- Service animals are trained to perform tasks for individuals with disabilities; ESAs provide emotional support. Both have protections under Florida and federal housing law but differ in legal handling.

21. Sublease

- An agreement where a tenant rents out the property to another person. Not allowed without landlord permission in most Florida leases.

22. Termination of Tenancy

- The end of a lease or rental agreement, either by expiration, mutual agreement, or legal cause.

23. Unlawful Detainer

- A legal action used to remove someone (such as a squatter or non-tenant) from a property when there is no lease agreement in place.

24. Writ of Possession

- A court order allowing the sheriff to remove a tenant from a rental property following a successful eviction lawsuit.