

12 HOUR NOTICE TO ENTER PREMISES
(as required by FS 83.53)

TO: _____

This notice dated _____ is being given to in accordance with Florida Statute 83.53. We will be entering your residence on _____ between the hours of 9:00am and 5:00pm to make necessary repairs to preserve the integrity of the premises.

____ The person was absent from the residence and this notice was delivered and posted in a conspicuous place.

____ This notice was served personally

On _____ @ _____ BY: _____ Landlord/Property Manager/
Process Server (circle one)

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83.53

Landlord's access to dwelling unit.

- (1) The tenant shall not unreasonably withhold consent to the landlord to enter the dwelling unit from time to time in order to inspect the premises; make necessary or agreed repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors.
- (2) The landlord may enter the dwelling unit at any time for the protection or preservation of the premises. The landlord may enter the dwelling unit upon reasonable notice to the tenant and at a reasonable time for the purpose of repair of the premises. "Reasonable notice" for the purpose of repair is notice given at least 12 hours prior to the entry, and reasonable time for the purpose of repair shall be between the hours of 7:30 a.m. and 8:00 p.m. The landlord may enter the dwelling unit when necessary for the further purposes set forth in subsection (1) under any of the following circumstances:

(a) With the consent of the tenant;

(b) In case of emergency;

(c) When the tenant unreasonably withholds consent; or

(d) If the tenant is absent from the premises for a period of time equal to one-half the time for periodic rental payments. If the rent is current and the tenant notifies the landlord of an intended absence, then the landlord may enter only with the consent of the tenant or for the protection or preservation of the premises.