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LANDLORD-TENANT | TITLE INSURANCE & CLOSINGS | REAL ESTATE LAW | BANKRUPTCY

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How to Make a Claim on the Security Deposit

If you are holding a security deposit for the defendant, please complete the attached Notice of Intention to Impose Claim on Security Deposit.

Florida Statutes 83.49(3) states that a Landlord must return a Tenant's security deposit, together with interest if otherwise required, to the Tenant no more than 15 days after the Tenant leaves the leased property. The Landlord may claim, when justified, all or a portion of the security deposit only after giving the Tenant written notice, via certified mail to the Tenant's last known mailing address, of the Landlord's intention to keep the deposit and the reason for keeping it. The Landlord's notice must be sent within 30 days of the date Tenant vacates the leased property and should be sent along with a check returning any balance remaining of the security deposit. If the Landlord does not send the notice within the 30-day period, the Landlord cannot keep the security deposit. If the Tenant does not object to the notice within 15 days after receipt of the Landlord's notice of intention to impose a claim on the deposit the Landlord may then keep the amount stated in the notice.

NOTICE OF INTENTION TO IMPOSE CLAIM ON SECURITY DEPOSIT

To: _____

Date: _____

This is a notice of my intention to impose a claim for damage in the amount of \$ _____, upon your security deposit due to the following:

This notice is sent to you as required by Section 83.49 (3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice, or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to the following address:

Signature _____

Landlord/Property Manager _____

Address _____

Phone _____