

## LANDLORD REPAIR OBLIGATIONS UNDER §83.51, FLA. STAT.

Item	SFH or duplex	But can be waived in writing	Aptmt (anything not a SFH or duplex)	But can be waived in writing
Must comply with building, housing, health codes	✓	✓	✓	
Must maintain: Roof <sup>1</sup>	✓	✓	✓	
Windows <sup>1</sup>	✓	✓	✓	
Doors <sup>1</sup>	✓	✓	✓	
Floors <sup>1</sup>	✓	✓	✓	
Steps + porches <sup>1</sup>	✓	✓	✓	
Exterior walls <sup>1</sup>	✓	✓	✓	
Foundation <sup>1</sup>	✓	✓	✓	
Structural components <sup>1</sup>	✓	✓	✓	
Plumbing <sup>2</sup>	✓	✓	✓	
Must, at commencement of tenancy, ensure screens are installed <sup>3</sup> . Thereafter, must repair damage once annually.	✓	✓	✓	
Must install working smoke detection device	✓	✓	<sup>4</sup>	
Must provide extermination of rats, mice, roaches, ants, wood-destroying organisms, bedbugs			✓	✓
Must abate the rent if tenant must vacate premises for extermination			✓	✓
Must provide locks and keys			✓	✓
Must maintain common areas <sup>5</sup>			✓	✓
Must provide for garbage removal			✓	✓
Must provide garbage receptacles outside			✓	✓
Must provide functioning facilities for heat during winter			✓	✓
Must provide functioning running water			✓	✓
Must provide functioning hot water			✓	✓

<sup>1</sup> Standard is "in good repair and capable of resisting normal forces and loads."

<sup>2</sup> Standard is "in reasonable working condition."

<sup>3</sup> Standard is "reasonable condition."

<sup>4</sup> Although the statute does not require smoke detectors in apartments, all local codes do.

<sup>5</sup> Standard is "clean and safe condition."