



**CHARLIE CRIST**  
GOVERNOR

May 24, 2007

The Honorable Kurt S. Browning  
Secretary of State  
Department of State  
500 South Bronough Street  
Tallahassee, Florida 32399-0250

Dear Secretary Browning:

By the authority vested in me as Governor of Florida, under the provisions of Article III, Section 8, of the Constitution of Florida, I do hereby withhold my approval of and transmit to you with my objections, Committee Substitute for House Bill 1277, enacted during the 39<sup>th</sup> Session of the Legislature of Florida and convened under the Constitution of 1968, during the Regular Session of 2007 and entitled:

An act relating to residential tenancies. . .

The bill amends the Florida Residential Landlord and Tenant Act to allow landlords to charge fees to tenants for terminating a lease before the end of the rental agreement under specified circumstances.

I am concerned that this bill would harm the 4.5 million Floridians who live in rental properties. The bill would allow landlords to charge an early termination fee or liquidated damages of up to two months' rent if a tenant must end a lease early. These charges are in addition to any unpaid rent, rental concessions received by the tenant, or other charges due under the rental agreement up to another month's rent.

While I understand that this would provide another option for landlords who manage rental property, I believe the impact on those Floridians least able to afford to pay such fees would be just too great. With escalating insurance and ad valorem tax cost that are passed on to renters, Florida is experiencing a lack of affordable housing for those workers critical to maintaining the state's robust economy. I can not allow legislation to become law that would add to the housing burden of these Floridians.

For this reason, I withhold my approval of Committee Substitute for House Bill 1277, and do hereby veto the same.

Sincerely,

Charlie Crist

THE CAPITOL

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