

By Senator Bennett

21-03273-08

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1 A bill to be entitled

2 An act relating to access to dwelling units; amending s.
3 83.53, F.S.; providing recordkeeping requirements for
4 landlords relating to access to dwelling units by direct
5 employees; creating s. 83.531, F.S.; requiring landlords
6 to obtain criminal history information on certain
7 employees; prohibiting landlords from allowing certain
8 employees access to dwelling units; providing exceptions;
9 providing penalties; providing an effective date.

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11 Be It Enacted by the Legislature of the State of Florida:

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13 Section 1. Subsection (4) is added to section 83.53,
14 Florida Statutes, to read:

15 83.53 Landlord's access to dwelling unit.--

16 (4) The landlord shall maintain a written record, subject
17 to inspection by a unit owner upon the unit owner's request, that
18 includes:

19 (a) The names of all direct employees of the landlord who
20 have access to the dwelling unit.

21 (b) The dates and times that any direct employee of the
22 landlord has entered the dwelling unit pursuant to this section.

23 Section 2. Section 83.531, Florida Statutes, is created to
24 read:

25 83.531 Access to dwelling units; prohibitions; penalties.--

26 (1) A landlord shall obtain from the Department of Law
27 Enforcement criminal history information concerning any employee
28 who has access to the interior portion of a dwelling unit that is
29 under a rental agreement.

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30 (2) A landlord shall not permit an employee of the landlord
31 who has been convicted of a felony in this state to have access
32 to the interior portion of a dwelling unit that is under a rental
33 agreement unless:

34 (a) The tenant has consented in writing to such access; or

35 (b) The landlord supervises the employee during such
36 access.

37 (2) Any landlord who violates this section commits a
38 misdemeanor of the second degree, punishable as provided in s.
39 775.082 or s. 775.083.

40 Section 3. This act shall take effect July 1, 2008.