

Amendment No.

CHAMBER ACTION

Senate

House

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1 Representative Fresen offered the following:

2
3 **Substitute Amendment for Amendment (491641) (with title**
4 **amendment)**

5 Between lines 77 and 78, insert:

6 9. Any roominghouse, boardinghouse, or other living or
7 sleeping facility that may not be classified as a hotel, motel,
8 vacation rental, nontransient apartment, bed and breakfast inn,
9 or transient apartment under s. 509.242.

10 Section 2. Subsection (1) of section 509.242, Florida
11 Statutes, is amended to read:

12 509.242 Public lodging establishments; classifications.—

13 (1) A public lodging establishment shall be classified as
14 a hotel, motel, nontransient apartment, transient apartment,
15 ~~roominghouse,~~ bed and breakfast inn, or vacation rental if the
16 establishment satisfies the following criteria:

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17 (a) Hotel.—A hotel is any public lodging establishment
18 containing sleeping room accommodations for 25 or more guests
19 and providing the services generally provided by a hotel and
20 recognized as a hotel in the community in which it is situated
21 or by the industry.

22 (b) Motel.—A motel is any public lodging establishment
23 which offers rental units with an exit to the outside of each
24 rental unit, daily or weekly rates, offstreet parking for each
25 unit, a central office on the property with specified hours of
26 operation, a bathroom or connecting bathroom for each rental
27 unit, and at least six rental units, and which is recognized as
28 a motel in the community in which it is situated or by the
29 industry.

30 (c) Vacation rental.—A vacation rental is any unit or
31 group of units in a condominium, cooperative, or timeshare plan
32 or any individually or collectively owned single-family, two-
33 family, three-family, or four-family house or dwelling unit that
34 is also a transient public lodging establishment.

35 (d) Nontransient apartment ~~or roominghouse~~.—A nontransient
36 apartment ~~or roominghouse~~ is a building or complex of buildings
37 in which 75 percent or more of the units are available for rent
38 to nontransient tenants.

39 (e) Transient apartment ~~or roominghouse~~.—A transient
40 apartment ~~or roominghouse~~ is a building or complex of buildings
41 in which more than 25 percent of the units are advertised or
42 held out to the public as available for transient occupancy.

43 ~~(f) Roominghouse. A roominghouse is any public lodging~~
44 ~~establishment that may not be classified as a hotel, motel,~~
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45 ~~nontransient apartment, bed and breakfast inn, vacation rental,~~
46 ~~or transient apartment under this section. A roominghouse~~
47 ~~includes, but is not limited to, a boardinghouse.~~

48 (f) ~~(g)~~ Bed and breakfast inn.—A bed and breakfast inn is a
49 family home structure, with no more than 15 sleeping rooms,
50 which has been modified to serve as a transient public lodging
51 establishment, which provides the accommodation and meal
52 services generally offered by a bed and breakfast inn, and which
53 is recognized as a bed and breakfast inn in the community in
54 which it is situated or by the hospitality industry.

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56
57 **T I T L E A M E N D M E N T**

58 Remove lines 6-11 and insert:

59 housing for persons at least 62 years of age and
60 certain roominghouses, boardinghouses, and other
61 living or sleeping facilities; authorizing the
62 Division of Hotels and Restaurants to require written
63 documentation from an apartment building operator that
64 such building is in compliance with certain criteria;
65 authorizing the division to adopt certain rules;
66 amending s. 509.242, F.S.; revising public lodging
67 establishment classifications; providing an effective
68 date.

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