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LEGISLATIVE ACTION

Senate

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House

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Floor: 1/AD/2R

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03/08/2012 09:57 AM

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Senator Wise moved the following:

Senate Amendment (with title amendment)

Between lines 78 and 79

insert:

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

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

509.242 Public lodging establishments; classifications.—

(1) A public lodging establishment shall be classified as a hotel, motel, nontransient apartment, transient apartment,



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14 ~~roominghouse,~~ bed and breakfast inn, or vacation rental if the
15 establishment satisfies the following criteria:

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

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

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

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

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

42 ~~(f) *Roominghouse*.—A roominghouse is any public lodging~~



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

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

54
55 ===== T I T L E A M E N D M E N T =====

56 And the title is amended as follows:

57 Delete lines 6 - 12

58 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.