



805270

LEGISLATIVE ACTION

Senate

House

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Floor: 1a/AD/2R

04/22/2015 11:55 AM

Senator Simmons moved the following:

Senate Amendment to Amendment (800248)

Delete lines 48 - 88

and insert:

chapter 509, an association as defined in s. 718.103 or s. 719.103, a homeowners' association as defined in s. 720.301, a developer or managing entity as defined in s. 721.05, or other entity that owns, manages, or otherwise controls the short-term rental property of the participating lessor.

(e) "Short-term rental network company insurance" means an insurance policy that provides coverage as required by this



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12 section at all times during the short-term rental period.

13 (f) "Short-term rental period" means the period beginning
14 at the time the participating renter first uses or occupies the
15 short-term rental property and ending at the time the
16 participating renter vacates the short-term rental property.

17 (g) "Short-term rental property" means the entirety or any
18 portion of a property which is used for residential occupancy
19 purposes. The term includes, but is not limited to, a
20 condominium, an apartment, a multifamily dwelling, a single-
21 family structure, or any other rental unit located in this state
22 which is owned or rented by a participating lessor. The term
23 does not include timeshare property as defined in s. 721.05.

24 (2) During the short-term rental period, a short-term
25 rental network company shall maintain short-term rental network
26 company insurance as excess coverage, except that such coverage
27 shall be primary to the extent that the participating lessor's
28 insurance does not provide coverage. The short-term rental
29 network company insurance must:

30 (a) Insure the participating lessor against direct physical
31 loss to the short-term rental property and its contents,
32 exclusive of the property of the participating renter, with
33 limits of at least \$1 million per occurrence with a policy
34 period aggregate limit of \$2 million for each short-term rental
35 property.

36 (b) Provide liability coverage for personal injury and
37 property damage with limits of at least \$1 million which covers
38 the acts and omissions of the short-term rental network company,
39 a participating lessor, and all other persons using or occupying
40 the short-term rental property, except for a participating



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41 renter, against claims arising out of the use or occupancy of
42 the short-term rental property by a participating renter and
43 which does not contain an exclusion for co-insureds.