

Amendment No. a1

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED (Y/N)
ADOPTED AS AMENDED (Y/N)
ADOPTED W/O OBJECTION (Y/N)
FAILED TO ADOPT (Y/N)
WITHDRAWN (Y/N)
OTHER

1 Committee/Subcommittee hearing bill: Regulatory Affairs
2 Committee

3 Representative Eagle offered the following:
4

5 **Amendment to Amendment (071431) by Representative Eagle**
6 **(with title amendment)**

7 Between lines 191 and 192 of the amendment, insert:

8 Section 6. Subsection (23) is added to section 489.103,
9 Florida Statutes, to read:

10 489.103 Exemptions.—This part does not apply to:

11 (23) An employee of an apartment community or apartment
12 community management company who makes minor repairs to existing
13 electric water heaters or to existing electric heating, venting,
14 and air-conditioning systems, if:

15 (a) The employee:

16 1. Does not hold himself or herself or his or her employer
17 out to be licensed or qualified by a licensee;

Amendment No. a1

18 2. Does not perform any acts outside the scope of this
19 exemption which constitute contracting;

20 3. Receives compensation from and is under the supervision
21 and control of an employer who regularly deducts the FICA and
22 withholding tax and who provides workers' compensation, as
23 prescribed by law; and

24 4. Holds a current certificate for apartment maintenance
25 technicians issued by the National Apartment Association and
26 accredited by the American National Standards Institute.
27 Requirements for obtaining such certificate must include at
28 least:

29 a. One year of apartment or rental housing maintenance
30 experience;

31 b. Successful completion of at least 90 hours of courses
32 or online content that covers electrical maintenance and repair;
33 plumbing maintenance and repair; heating, venting, or air-
34 conditioning system maintenance and repair; appliance
35 maintenance and repair; and interior and exterior maintenance
36 and repair; and

37 c. Completion of all examination requirements.

38 (b) The equipment:

39 1. Is already installed on the property owned by the
40 apartment community or managed by the apartment community
41 management company;

42 2. Is not being modified except to replace components
43 necessary to return the equipment to its original condition, and

Amendment No. a1

44 the partial disassembly associated therewith;

45 3. Must be a type of equipment commonly installed in
46 similar locations; and

47 4. Must be repaired with new parts that are functionally
48 identical to the parts being replaced.

49 (c) An individual repair does not involve replacement
50 parts that cost more than \$1,000. An individual repair may not
51 be so extensive as to be a functional replacement of the
52 electric water heater or the existing electric heating, venting,
53 or air-conditioning system being repaired.

54 (d) The property owned by the apartment community or
55 managed by the apartment community management company includes
56 at least 100 apartments.

57

58

59 **T I T L E A M E N D M E N T**

60 Remove line 1189 of the amendment and insert:

61 courses; amending s. 489.103, F.S.; providing an exemption for a
62 specified employee who makes minor repairs existing electric
63 water heaters and to existing electric heating, venting, and
64 air-conditioning systems in certain circumstances; amending s.
65 489.105, F.S.; revising the term