

1 A bill to be entitled
 2 An act relating to tenant safety; providing a short
 3 title; amending s. 83.53, F.S.; revising what
 4 constitutes reasonable notice for repairs of dwelling
 5 units; creating s. 83.684, F.S.; defining the term
 6 "student apartment"; requiring the landlord of a
 7 student apartment to provide certain information to a
 8 tenant when a rental agreement or the renewal of a
 9 rental agreement for such apartment is executed;
 10 amending s. 509.211, F.S.; requiring the landlord of a
 11 student apartment to maintain, and make accessible to
 12 certain persons and during certain discovery, a log
 13 that accounts for certain information for a specified
 14 time period; providing effective dates.

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

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 18 Section 1. This act may be cited as "Miya's Law."

19 Section 2. Subsection (2) of section 83.53, Florida
 20 Statutes, is amended to read:

21 83.53 Landlord's access to dwelling unit.—

22 (2) The landlord may enter the dwelling unit at any time
 23 for the protection or preservation of the premises. The landlord
 24 may enter the dwelling unit upon reasonable notice to the tenant
 25 and at a reasonable time for the purpose of repair of the

26 | premises. "Reasonable notice" for the purpose of repair is
 27 | notice given at least 24 ~~12~~ hours prior to the entry, and
 28 | reasonable time for the purpose of repair shall be between the
 29 | hours of 7:30 a.m. and 8:00 p.m. The landlord may enter the
 30 | dwelling unit when necessary for the further purposes set forth
 31 | in subsection (1) under any of the following circumstances:

- 32 | (a) With the consent of the tenant;
- 33 | (b) In case of emergency;
- 34 | (c) When the tenant unreasonably withholds consent; or
- 35 | (d) If the tenant is absent from the premises for a period
 36 | of time equal to one-half the time for periodic rental payments.
 37 | If the rent is current and the tenant notifies the landlord of
 38 | an intended absence, then the landlord may enter only with the
 39 | consent of the tenant or for the protection or preservation of
 40 | the premises.

41 | Section 3. Section 83.684, Florida Statutes, is created to
 42 | read:

43 | 83.684 Student apartment tenant notification.-

44 | (1) For purposes of this section, the term "student
 45 | apartment" means a public lodging establishment classified under
 46 | s. 509.242(1)(d) or (e) as a nontransient apartment or transient
 47 | apartment, respectively, which has 15 or more dwelling units and
 48 | in which either:

- 49 | (a) Sixty percent of the apartment's tenants are enrolled
 50 | at an accredited college or university; or

51 (b) The apartment holds itself out to the public as a
 52 student apartment.

53 (2) When a rental agreement or the renewal of a rental
 54 agreement for a student apartment is executed, the landlord of
 55 such apartment must:

56 (a) Notify the tenant in writing whether the landlord
 57 requires any of his or her current or potential employees to
 58 undergo a background screening and, if so, such notification
 59 must also state all of the following:

60 1. The type of background screening performed.

61 2. That the landlord has discretion to make employment
 62 decisions, regardless of a current or potential employee's
 63 background screening results.

64 3. That state law does not disqualify any current or
 65 potential employee from working at a public lodging
 66 establishment classified under s. 509.242(1)(d) or (e) as a
 67 nontransient apartment or transient apartment, respectively,
 68 because of his or her background screening results.

69 (b) Provide a list to the tenant of every employee or
 70 contractor who has access to a master key and such list must be
 71 posted in a conspicuous place on the grounds of the student
 72 apartment.

73 Section 4. Effective January 1, 2023, subsection (5) is
 74 added to section 509.211, Florida Statutes, to read:

75 509.211 Safety regulations.—

76 (5) The landlord of a student apartment, as defined in s.
 77 83.684(1), must:
 78 (a) Maintain a log that accounts for all of the following:
 79 1. The issuance and return of all keys for each dwelling
 80 unit.
 81 2. The name of, and date and time on which, each employee
 82 or contractor who enters each dwelling unit.
 83 (b) Make such log accessible:
 84 1. To a law enforcement officer as needed in connection
 85 with the performance of his or her duties.
 86 2. To a tenant, but only with respect to that tenant's
 87 dwelling unit.
 88 3. During discovery in a civil action.
 89 (c) Maintain such log for at least 2 years.
 90 Section 5. Except as otherwise expressly provided in this
 91 act, this act shall take effect July 1, 2022.