

By Senator Grall

29-01022-24

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1 A bill to be entitled
2 An act relating to residential tenancies; amending s.
3 83.43, F.S.; defining the term "Florida banking
4 institution" for purposes of part II of ch. 83, F.S.;
5 amending ss. 83.491 and 553.895, F.S.; conforming
6 cross-references to changes made by the act; providing
7 an effective date.

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

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11 Section 1. Present subsections (7) through (17) of section
12 83.43, Florida Statutes, are redesignated as subsections (8)
13 through (18), respectively, and a new subsection (7) is added to
14 that section, to read:

15 83.43 Definitions.—As used in this part, the following
16 words and terms shall have the following meanings unless some
17 other meaning is plainly indicated:

18 (7) "Florida banking institution" means a bank, an
19 industrial savings bank, a savings and loan association, or a
20 trust company organized under the laws of this state, any other
21 state, or by the United States and doing business in this state.

22 Section 2. Subsection (6) of section 83.491, Florida
23 Statutes, is amended to read:

24 83.491 Fee in lieu of security deposit.—

25 (6) A fee collected under this section, or an insurance
26 product or a surety bond accepted, by a landlord in lieu of a
27 security deposit is not a security deposit as defined in s.
28 83.43(13) ~~s. 83.43(12)~~.

29 Section 3. Subsection (1) of section 553.895, Florida

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30 Statutes, is amended to read:

31 553.895 Firesafety.—

32 (1) Any transient public lodging establishment, as defined
33 in chapter 509 and used primarily for transient occupancy as
34 defined in s. 83.43(18) ~~s. 83.43(17)~~, or any timeshare unit of a
35 timeshare plan as defined in chapters 718 and 721, which is of
36 three stories or more and for which the construction contract
37 has been let after September 30, 1983, with interior corridors
38 which do not have direct access from the guest area to exterior
39 means of egress and on buildings over 75 feet in height that
40 have direct access from the guest area to exterior means of
41 egress and for which the construction contract has been let
42 after September 30, 1983, shall be equipped with an automatic
43 sprinkler system installed in compliance with the provisions
44 prescribed in the National Fire Protection Association
45 publication NFPA No. 13 (1985), "Standards for the Installation
46 of Sprinkler Systems." Each guest room and each timeshare unit
47 shall be equipped with an approved listed single-station smoke
48 detector meeting the minimum requirements of NFPA 74 (1984)
49 "Standards for the Installation, Maintenance and Use of
50 Household Fire Warning Equipment," powered from the building
51 electrical service, notwithstanding the number of stories in the
52 structure, if the contract for construction is let after
53 September 30, 1983. Single-station smoke detectors shall not be
54 required when guest rooms or timeshare units contain smoke
55 detectors connected to a central alarm system which also alarms
56 locally.

57 Section 4. This act shall take effect July 1, 2024.