

By the Committee on Banking and Insurance; and Senator Grall

597-02589-24

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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 financial
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 financial institution" means a bank, credit
19 union, trust company, savings bank, or savings or thrift
20 association doing business under the authority of a charter
21 issued by the United States, this state, or any other state
22 which is authorized to transact business in this state and whose
23 deposits or share accounts are insured by the Federal Deposit
24 Insurance Corporation or the National Credit Union Share
25 Insurance Fund.

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

28 83.491 Fee in lieu of security deposit.—

29 (6) A fee collected under this section, or an insurance

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30 product or a surety bond accepted, by a landlord in lieu of a
31 security deposit is not a security deposit as defined in s.
32 83.43(13) ~~s. 83.43(12)~~.

33 Section 3. Subsection (1) of section 553.895, Florida
34 Statutes, is amended to read:

35 553.895 Firesafety.—

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

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59 detectors connected to a central alarm system which also alarms
60 locally.

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