

1                                   A bill to be entitled  
 2           An act relating to door alarms for multifamily  
 3           residential properties; creating s. 514.076, F.S.;  
 4           providing a short title; providing legislative  
 5           findings; providing definitions; requiring certain  
 6           properties to install and maintain door alarms on  
 7           certain doors beginning on a date certain; specifying  
 8           the person responsible for installing and maintaining  
 9           such door alarms; requiring door alarms to be  
 10          inspected annually; requiring documentation of such  
 11          inspection be maintained for a certain length of time;  
 12          requiring door alarms to be compliant with the Florida  
 13          Building Code; requiring the Department of Business  
 14          and Professional Regulation to enforce this act and  
 15          authorizing the department to use any enforcement  
 16          action authorized by law; providing administrative  
 17          fines; providing an effective date.

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

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 21           **Section 1. Section 514.076, Florida Statutes, is created**  
 22 **to read:**

23           514.076 Multihousing Water Safety Act.—

24           (1) This section may be cited as the "Multihousing Water  
 25 Safety Act."

26        (2) The Legislature finds that the safety and well-being  
27 of residents in apartment complexes, condominiums, townhouses,  
28 and similarly multifamily residential properties is of paramount  
29 importance. The presence of swimming pools, retention ponds,  
30 lakes, rivers, and other natural bodies of water on such  
31 properties poses a significant risk to children and other  
32 vulnerable populations.

33        (3) As used in this section, the term:

34        (a) "Apartment complex" means a building or group of  
35 buildings on the same property, containing three or more  
36 dwelling units.

37        (b) "Condominium" has the same meaning as in s. 718.103.

38        (c) "Door alarm" means a device that makes audible,  
39 continuous alarm sounds with a minimum sound pressure rating of  
40 85 dB A at 10 feet when the door on which it is installed is  
41 opened or left ajar.

42        (d) "Multifamily residential property" means a residential  
43 building or group of residential buildings, such as an  
44 apartment, a townhouse, or a condominium, consisting of at least  
45 five dwelling units on the same property.

46        (e) "Townhouse" has the same meaning as in s. 481.203.

47        (4) Beginning January 1, 2026, each apartment complex,  
48 condominium, townhouse, and similar multifamily residential  
49 property that has a public swimming pool, private pool, or  
50 public bathing place on the property must install and maintain a

51 door alarm on each door that leads directly to the public or  
52 private pool or public bathing place.

53 (5) The property owner, principal owner, or manager of an  
54 apartment complex, a condominium, a townhouse, or a similar  
55 multifamily residential property must ensure that door alarms  
56 are installed and maintained in working condition at all times.  
57 A door alarm inspection must be conducted as part of the  
58 property's annual building inspection in which similar safety  
59 measures, such as fire alarms and fire sprinklers, are  
60 inspected. The property owner, principal owner, or manager must  
61 maintain documentation of such inspection, including sworn  
62 affidavits, for at least 5 years.

63 (6) A door alarm must be compliant with the standards set  
64 by the Florida Building Code.

65 (7) The Department of Business and Professional Regulation  
66 is responsible for the enforcement of this section. The  
67 department may take any enforcement action as authorized by law,  
68 including, but not limited to, issuing cease and desist orders  
69 and requiring corrective action.

70 (8) A property owner, principal owner, or manager of an  
71 apartment complex, a condominium, a townhouse, or a similar  
72 multifamily residential property who fails to comply with this  
73 section is subject to an administrative fine not exceeding \$50  
74 per day of noncompliance.

75 **Section 2.** This act shall take effect July 1, 2025.