

HB 1423

2026

1 A bill to be entitled
2 An act relating to presumption against liability for
3 owners and principal operators of multifamily
4 residential properties; amending s. 768.0706, F.S.;
5 prohibiting an owner or a principal operator of a
6 multifamily residential property from receiving a
7 presumption against liability if a certain number of
8 specified crimes were reported to have occurred at the
9 property within a specified timeframe; providing an
10 effective date.

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

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14 **Section 1. Subsections (4) and (5) of section 768.0706,**
15 **Florida Statutes, are renumbered as subsections (5) and (6),**
16 **respectively, and a new subsection (4) is added to that section,**
17 **to read:**

18 768.0706 Multifamily residential property safety and
19 security; presumption against liability.—

20 (4) The owner or principal operator of a multifamily
21 residential property may not receive a presumption against
22 liability under this section if two or more of the following
23 crimes have been reported to have occurred at the property in
24 the 24 months preceding the subject incident:

25 (a) Murder;

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26 (b) Robbery;

27 (c) Sexual battery;

28 (d) Aggravated assault;

29 (e) Battery;

30 (f) Kidnapping or false imprisonment; or

31 (g) A crime involving a firearm.

32 **Section 2.** This act shall take effect July 1, 2026.