

CS/HB 1423

2026

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

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

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

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

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

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26 (a) Murder;
27 (b) Robbery;
28 (c) Sexual battery;
29 (d) Aggravated assault;
30 (e) Battery;
31 (f) Kidnapping or false imprisonment; or
32 (g) A crime involving a firearm.

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