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Proposed Committee Substitute by the Committee on Regulated Industries

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

18 Section 1. Present subsection (4) of section 83.51, Florida  
19 Statutes, is redesignated as subsection (5) and amended, and a  
20 new subsection (4) is added to that section, to read:

21 83.51 Landlord's obligation to maintain premises.—

(4) (a) At all times during a tenancy, if a water body that is not a swimming pool exists within 150 feet of the dwelling unit, the landlord must ensure that either:

1. All doors and windows providing direct access to the exterior of the dwelling unit are equipped with an exit alarm that has a minimum sound pressure rating of 85 dB A at 10 feet;



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28 or

29 2. All doors providing direct access to the exterior of the  
30 dwelling unit are equipped with a self-closing, self-latching  
31 device with a release mechanism placed no lower than 54 inches  
32 above the floor.

33 (b) If the dwelling unit has a swimming pool on its  
34 premises, the landlord must ensure that the dwelling unit is  
35 equipped with at least one pool safety feature as described in  
36 s. 515.27(1).

37 (c) A landlord who violates this subsection commits a  
38 misdemeanor of the second degree, punishable as provided in s.  
39 775.082 or s. 775.083, except that it is not a violation of this  
40 subsection if:

41 1. The violation is due to the removal or modification of  
42 any safety feature required in paragraph (a) by the tenant, a  
43 member of the tenant's family, or a person on the premises with  
44 the tenant's consent;

45 2. Such removal or modification occurred without the  
46 landlord's knowledge; and

47 3. The landlord corrects the violation within 45 days after  
48 receiving actual knowledge thereof.

49 (d) For the purposes of this subsection, the term:

50 1. "Swimming pool" has the same meaning as in s. 515.25.

51 2. "Water body" means any water or body of water regularly  
52 at a depth of at least 24 inches at its deepest point. The term  
53 does not include underground water that cannot be accessed by  
54 individuals from an access point located within 150 feet of the  
55 dwelling unit.

56 (5)-(4) The landlord is not responsible to the tenant under



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57 this section for conditions created or caused by the negligent  
58 or wrongful act or omission of the tenant, a member of the  
59 tenant's family, or a other person on the premises with the  
60 tenant's consent, including the removal or modification of any  
61 safety features required under subsection (4) by the tenant, a  
62 member of the tenant's family, or a person on the premises with  
63 the tenant's consent.

64 Section 2. Subsection (6) is added to section 509.211,  
65 Florida Statutes, to read:

66 509.211 Safety regulations.—

67 (6) (a) If a public lodging establishment licensed as a  
68 vacation rental has a water body within 150 feet of the rental  
69 unit which is not a swimming pool, the licensee must ensure  
70 that:

71 1. All doors and windows providing direct access to the  
72 exterior of the rental unit are equipped with an exit alarm that  
73 has a minimum sound pressure rating of 85 dB A at 10 feet; or

74 2. All doors providing direct access to the exterior of the  
75 rental unit are equipped with a self-closing, self-latching  
76 device with a release mechanism placed no lower than 54 inches  
77 above the floor.

78 (b) If a public lodging establishment licensed as a  
79 vacation rental has a swimming pool on its premises, the  
80 licensee must ensure that the rental unit is equipped with at  
81 least one pool safety feature as described in s. 515.27(1).

82 (c) The department may suspend or revoke the license and  
83 fine the licensee for noncompliance with this subsection.

84 (d) A licensee who violates this subsection commits a  
85 misdemeanor of the second degree, punishable as provided in s.



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86 775.082 or s. 775.083, except that it is not a violation of this  
87 subsection if:

88 1. The violation is due to the removal or modification of  
89 any safety feature required under paragraph (a) or paragraph (b)  
90 by a guest, a member of a guest's family, or a person on the  
91 premises of the rental unit with a guest's consent;

92 2. Such removal or modification occurred without the  
93 licensee's knowledge; and

94 3. The licensee corrects the violation within 45 days after  
95 receiving actual knowledge thereof.

96 (e) For the purposes of this subsection:

97 1. "Swimming pool" has the same meaning as in s. 515.25.

98 2. "Vacation rental" has the same meaning as in s.

99 509.242(1)(c).

100 3. "Water body" means any water or body of water regularly  
101 at a depth of at least 24 inches at its deepest point. The term  
102 does not include underground water that cannot be accessed by  
103 individuals from an access point located within 150 feet of the  
104 rental unit.

105 (f) This subsection may not be construed to prevent a local  
106 government from imposing additional requirements to those  
107 specified in this section.

108 Section 3. This act shall take effect July 1, 2026.