

Amendment No. 1

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	<u> </u> (Y/N)
ADOPTED AS AMENDED	<u> </u> (Y/N)
ADOPTED W/O OBJECTION	<u> </u> (Y/N)
FAILED TO ADOPT	<u> </u> (Y/N)
WITHDRAWN	<u> </u> (Y/N)
OTHER	<u> </u>

1 Committee/Subcommittee hearing bill: Civil Justice & Claims
2 Subcommittee

3 Representative Maggard offered the following:

4

5 **Amendment (with title amendment)**

6 Remove everything after the enacting clause and insert:

7 **Section 1. Subsection (6) is added to section 509.211,**

8 **Florida Statutes, to read:**

9 509.211 Safety regulations.-

10 (6) (a) If a public lodging establishment licensed as a
11 vacation rental has within 150 feet of the rental unit a water
12 body or a swimming pool, the licensee must ensure that:

13 1. All doors and windows providing direct access to the
14 exterior of the rental unit or to an indoor swimming pool within
15 the rental unit are equipped with an exit alarm that has a
16 minimum sound pressure rating of 85 dB A at 10 feet; or

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17 2. All doors providing direct access to the exterior of
18 the rental unit or to an indoor swimming pool within the rental
19 unit are equipped with a self-closing, self-latching device with
20 a release mechanism placed no lower than 54 inches above the
21 floor.

22 (b) A licensee who violates paragraph (a) is liable to a
23 guest of the public lodging establishment for such guest's
24 actual damages incurred due to the violation, unless the
25 violation of paragraph (a) is due to the removal or modification
26 of any safety feature required by paragraph (a) by or at the
27 request of the guest, a member of the guest's family, or a
28 person on the premises of the rental unit with the guest's
29 consent.

30 (c) For the purposes of this subsection:

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

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

33 509.242.

34 3. "Water body" means any water or body of water regularly
35 at a depth of at least 24 inches at its deepest point. However,
36 the term does not include underground water that cannot be
37 accessed by individuals from an access point located within 150
38 feet of the rental unit.

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

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COMMITTEE / SUBCOMMITTEE AMENDMENT

Bill No. HB 79 (2026)

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TITLE AMENDMENT

Remove everything before the enacting clause and insert:

An act relating to water safety requirements for the rental of residential property; amending s. 509.211, F.S.; requiring that a vacation rental licensee equip certain rental units with specified water safety features; providing for civil liability; providing an exception; providing an effective date.