

1 A bill to be entitled
2 An act relating to water safety requirements for the
3 rental of residential property; amending ss. 83.51 and
4 515.27, F.S.; requiring that certain dwelling units,
5 premises, and residential property be equipped with
6 specified pool safety requirements; providing a
7 criminal penalty; providing an effective date.
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9 Be It Enacted by the Legislature of the State of Florida:
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11 **Section 1. Subsection (4) of section 83.51, Florida**
12 **Statutes, is renumbered as subsection (5), and a new subsection**
13 **(4) is added to that section, to read:**

14 83.51 Landlord's obligation to maintain premises.—

15 (4) If a dwelling unit has a residential swimming pool or
16 the premises have access to a standing body of water within 150
17 yards of the dwelling unit, the landlord must ensure that the
18 dwelling unit is equipped with at least one of the safety
19 features required under s. 515.27(1) at all times when the
20 dwelling unit is being rented. A landlord who violates this
21 subsection commits a misdemeanor of the second degree,
22 punishable as provided in s. 775.082 or s. 775.083.

23 **Section 2. Subsection (3) is added to section 515.27,**
24 **Florida Statutes, to read:**

25 515.27 Residential swimming pool safety feature options;

26 penalties.—

27 (3) A person who offers his or her residential property
28 for rent and such property has a residential swimming pool or
29 access to a standing body of water within 150 yards of the
30 property must ensure that the property is equipped with at least
31 one of the safety features required by subsection (1) at all
32 times when the property is being rented. A person who violates
33 this subsection commits a misdemeanor of the second degree,
34 punishable as provided in s. 775.082 or s. 775.083.

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