

1 A bill to be entitled
2 An act relating to water safety requirements for the
3 rental of residential property; amending s. 509.211,
4 F.S.; requiring a vacation rental licensee to equip
5 certain rental units with specified water safety
6 features; providing for civil liability; providing an
7 exception; providing definitions; providing an
8 effective date.

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

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12 **Section 1. Subsection (6) is added to section 509.211,**
13 **Florida Statutes, to read:**

14 509.211 Safety regulations.—

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

18 1. All doors and windows that provide direct access to the
19 exterior of the rental unit or to an indoor swimming pool within
20 the rental unit are equipped with an exit alarm that has a
21 minimum sound pressure rating of 85 dB A at 10 feet; or

22 2. All doors that provide direct access to the exterior of
23 the rental unit or to an indoor swimming pool within the rental
24 unit are equipped with a self-closing, self-latching device with
25 a release mechanism placed at least 54 inches above the floor.

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

33 (c) As used in this subsection, the term:

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

35 2. "Vacation rental" has the same meaning as in s.
36 509.242(1) (c).

37 3. "Water body" means any water or body of water that is
38 regularly at a depth of at least 24 inches at its deepest point.
39 The term does not include underground water that cannot be
40 accessed by a person from an access point located within 150
41 feet of the rental unit.

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