

CS/HB 79

2026

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

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

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

## 509.211 Safety regulations.—

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

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

2. All doors that provide direct access to the exterior of the rental unit or to an indoor swimming pool within the rental unit are equipped with a self-closing, self-latching device with 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.