

House Bill 837 Section 768.0706

Required Security Measures for Multi-family Housing Units by January 1, 2025

The property owner or principal operator of a multifamily residential property which substantially implements the following security measures on that property has a presumption against liability in connection with criminal acts that occur on the premises which are committed by third parties who are not employees or agents of the owner or operator. The burden of proof is on the property owner or principal operator to demonstrate that required security measures have been implemented.

1. Security Camera at points of entry and exit which records, and maintains as retrievable for at least 30 days, video footage to assist in offender identification and apprehension.
2. Lighted Parking Lot illuminated at an intensity of at least an average of 1.8 foot-candles per square foot at 18 inches above the surface from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn.
3. Lighting in walkways, laundry rooms, common areas, and porches that is illuminated from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn.
4. 1-inch Deadbolt in each dwelling unit door.
5. Locking Devices on each window, exterior sliding door, and any other doors not used for community purposes.
6. Locked Gates with key or fob access along pool fence areas
7. A Peephole or Door Viewer on each dwelling unit door that does not include a window or that does not have a window next to the door.

Requirement Specifics

- Crime Prevention Through Environmental Design (CPTED) assessment must be completed by January 1, 2025, and no more than three (3) years old completed for the property.
- Crime deterrence and safety training must be provided to current employees by January 1, 2025.
- Employees hired after January 1, 2025, must be provided crime deterrence and safety training within 60 days after hire date.
- CPTED assessment must be performed by a law enforcement agency or a Florida Crime Prevention Through Environmental Design Practitioner designated by the Florida Crime Prevention Training Institute of the Department of Legal Affairs.