Florida Senate - 2011 Bill No. CS for CS for SB 476



LEGISLATIVE ACTION

Senate	•	House
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Floor: 1/AD/2R		
05/05/2011 05:23 PM	•	

Senator Evers moved the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause and insert:

Section 1. Paragraph (b) of subsection (4) of section 509.013, Florida Statutes, is amended to read:

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8 (b) The following are excluded from the definitions in 9 paragraph (a):

10 1. Any dormitory or other living or sleeping facility 11 maintained by a public or private school, college, or university 12 for the use of students, faculty, or visitors;

2. Any facility certified or licensed and regulated by the

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14 Agency for Health Care Administration or the Department of 15 Children and Family Services or other similar place regulated 16 under s. 381.0072;

3. Any place renting four rental units or less, unless the rental units are advertised or held out to the public to be places that are regularly rented to transients;

20 4. Any unit or group of units in a condominium, cooperative, or timeshare plan and any individually or 21 22 collectively owned one-family, two-family, three-family, or four-family dwelling house or dwelling unit that is rented for 23 24 periods of at least 30 days or 1 calendar month, whichever is 25 less, and that is not advertised or held out to the public as a place regularly rented for periods of less than 1 calendar 26 27 month, provided that no more than four rental units within a single complex of buildings are available for rent; 28

5. Any migrant labor camp or residential migrant housing permitted by the Department of Health; under ss. 381.008-31 381.00895; and

32 6. Any establishment inspected by the Department of Health33 and regulated by chapter 513; and

34 <u>7. Any nonprofit organization that operates a facility</u> 35 providing housing only to patients, patients' families, and 36 patients' caregivers and not to the general public.

37 Section 2. Paragraph (a) of subsection (2) and subsection
38 (7) of section 509.032, Florida Statutes, are amended to read:
39 509.032 Duties.-

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(2) INSPECTION OF PREMISES.-

41 (a) The division has responsibility and jurisdiction for42 all inspections required by this chapter. The division has

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43 responsibility for quality assurance. Each licensed 44 establishment shall be inspected at least biannually, except for 45 transient and nontransient apartments, which shall be inspected at least annually, and shall be inspected at such other times as 46 47 the division determines is necessary to ensure the public's health, safety, and welfare. The division shall establish a 48 49 system to determine inspection frequency. Public lodging units classified as vacation rentals resort condominiums or resort 50 51 dwellings are not subject to this requirement, but shall be made 52 available to the division upon request. If, during the 53 inspection of a public lodging establishment classified for 54 renting to transient or nontransient tenants, an inspector 55 identifies vulnerable adults who appear to be victims of 56 neglect, as defined in s. 415.102, or, in the case of a building 57 that is not equipped with automatic sprinkler systems, tenants 58 or clients who may be unable to self-preserve in an emergency, 59 the division shall convene meetings with the following agencies as appropriate to the individual situation: the Department of 60 Health, the Department of Elderly Affairs, the area agency on 61 62 aging, the local fire marshal, the landlord and affected tenants 63 and clients, and other relevant organizations, to develop a plan 64 which improves the prospects for safety of affected residents and, if necessary, identifies alternative living arrangements 65 66 such as facilities licensed under part II of chapter 400 or 67 under chapter 429.

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(7) PREEMPTION AUTHORITY.-

(a) The regulation of public lodging establishments and
 public food service establishments, including, but not limited
 to, the inspection of public lodging establishments and public

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72	food service establishments for compliance with the sanitation
73	standards, inspections, adopted under this section, and the
74	regulation of food safety protection standards for required
75	training and testing of food service establishment personnel <u>,</u>
76	and matters related to the nutritional content and marketing of
77	foods offered in such establishments, is are preempted to the
78	state. This <u>paragraph</u> subsection does not preempt the authority
79	of a local government or local enforcement district to conduct
80	inspections of public lodging and public food service
81	establishments for compliance with the Florida Building Code and
82	the Florida Fire Prevention Code, pursuant to ss. 553.80 and
83	633.022.
84	(b) A local law, ordinance, or regulation may not restrict
85	the use of vacation rentals, prohibit vacation rentals, or
86	regulate vacation rentals based solely on their classification,
87	use, or occupancy. This paragraph does not apply to any local
88	law, ordinance, or regulation adopted on or before June 1, 2011.
89	(c) Paragraph (b) does not apply to any local law,
90	ordinance, or regulation exclusively relating to property
91	valuation as a criterion for vacation rental if the local law,
92	ordinance, or regulation is required to be approved by the
93	Department of Community Affairs pursuant to an area of critical
94	state concern designation.
95	Section 3. Subsection (9) of section 509.221, Florida
96	Statutes, is amended to read:
97	509.221 Sanitary regulations
98	(9) Subsections (2), (5), and (6) do not apply to any
99	facility or unit classified as a <u>vacation rental or</u> resort
100	$\operatorname{condominium}_{r}$ nontransient apartment $_{r}$ or resort dwelling as
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101	described in s. 509.242(1)(c) and $_{ au}$ (d) $_{ au}$ and (g).
102	Section 4. Subsection (2) of section 509.241, Florida
103	Statutes, is amended to read:
104	509.241 Licenses required; exceptions
105	(2) APPLICATION FOR LICENSEEach person who plans to open
106	a public lodging establishment or a public food service
107	establishment shall apply for and receive a license from the
108	division prior to the commencement of operation. A condominium
109	association, as defined in s. 718.103, which does not own any
110	units classified as <u>vacation rentals</u> resort condominiums under
111	s. 509.242(1)(c) <u>is</u> shall not be required to apply for or
112	receive a public lodging establishment license.
113	Section 5. Subsection (1) of section 509.242, Florida
114	Statutes, is amended to read:
115	509.242 Public lodging establishments; classifications
116	(1) A public lodging establishment shall be classified as a
117	hotel, motel, resort condominium, nontransient apartment,
118	transient apartment, roominghouse, bed and breakfast inn, or
119	vacation rental resort dwelling if the establishment satisfies
120	the following criteria:
121	(a) Hotel.—A hotel is any public lodging establishment
122	containing sleeping room accommodations for 25 or more guests
123	and providing the services generally provided by a hotel and
124	recognized as a hotel in the community in which it is situated
125	or by the industry.
126	(b) Motel.—A motel is any public lodging establishment
127	which offers rental units with an exit to the outside of each
128	rental unit, daily or weekly rates, offstreet parking for each
129	unit, a central office on the property with specified hours of

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operation, a bathroom or connecting bathroom for each rental unit, and at least six rental units, and which is recognized as a motel in the community in which it is situated or by the industry.

134 (c) Vacation rental Resort condominium.-A vacation rental 135 resort condominium is any unit or group of units in a 136 condominium, cooperative, or timeshare plan or any individually or collectively owned single-family, two-family, or four-family 137 house or dwelling unit that is also a transient public lodging 138 139 establishment which is rented more than three times in a 140 calendar year for periods of less than 30 days or 1 calendar 141 month, whichever is less, or which is advertised or held out to 142 the public as a place regularly rented for periods of less than 143 30 days or 1 calendar month, whichever is less.

(d) Nontransient apartment or roominghouse.—A nontransient apartment or roominghouse is a building or complex of buildings in which 75 percent or more of the units are available for rent to nontransient tenants.

(e) Transient apartment or roominghouse.—A transient
apartment or roominghouse is a building or complex of buildings
in which more than 25 percent of the units are advertised or
held out to the public as available for transient occupancy.

(f) Roominghouse.—A roominghouse is any public lodging establishment that may not be classified as a hotel, motel, resort condominium, nontransient apartment, bed and breakfast inn, <u>vacation rental</u>, or transient apartment under this section. A roominghouse includes, but is not limited to, a boardinghouse.

157 (g) Resort dwelling.-A resort dwelling is any individually 158 or collectively owned one-family, two-family, three-family, or

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159 four-family dwelling house or dwelling unit which is rented more 160 than three times in a calendar year for periods of less than 30 161 days or 1 calendar month, whichever is less, or which is 162 advertised or held out to the public as a place regularly rented 163 for periods of less than 30 days or 1 calendar month, whichever 164 is less. 165 (g) (h) Bed and breakfast inn.-A bed and breakfast inn is a 166 family home structure, with no more than 15 sleeping rooms, 167 which has been modified to serve as a transient public lodging 168 establishment, which provides the accommodation and meal 169 services generally offered by a bed and breakfast inn, and which 170 is recognized as a bed and breakfast inn in the community in which it is situated or by the hospitality industry. 171 172 Section 6. Subsection (1) of section 509.251, Florida Statutes, is amended to read: 173 509.251 License fees.-174 175 (1) The division shall adopt, by rule, a schedule of fees to be paid by each public lodging establishment as a 176 177 prerequisite to issuance or renewal of a license. Such fees shall be based on the number of rental units in the 178 179 establishment. The aggregate fee per establishment charged any public lodging establishment shall not exceed \$1,000; however, 180 the fees described in paragraphs (a) and (b) may not be included 181 182 as part of the aggregate fee subject to this cap. Vacation 183 rental Resort condominium units within separate buildings or at

184 separate locations but managed by one licensed agent may be 185 combined in a single license application, and the division shall 186 charge a license fee as if all units in the application are in a 187 single licensed establishment. Resort dwelling units may be

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188 licensed in the same manner as condominium units. The fee schedule shall require an establishment which applies for an 189 190 initial license to pay the full license fee if application is 191 made during the annual renewal period or more than 6 months 192 prior to the next such renewal period and one-half of the fee if 193 application is made 6 months or less prior to such period. The 194 fee schedule shall include fees collected for the purpose of 195 funding the Hospitality Education Program, pursuant to s. 196 509.302, which are payable in full for each application 197 regardless of when the application is submitted.

(a) Upon making initial application or an application for
change of ownership, the applicant shall pay to the division a
fee as prescribed by rule, not to exceed \$50, in addition to any
other fees required by law, which shall cover all costs
associated with initiating regulation of the establishment.

203 (b) A license renewal filed with the division within 30 204 days after the expiration date shall be accompanied by a 205 delinquent fee as prescribed by rule, not to exceed \$50, in 206 addition to the renewal fee and any other fees required by law. 207 A license renewal filed with the division more than 30 but not 208 more than 60 days after the expiration date shall be accompanied 209 by a delinquent fee as prescribed by rule, not to exceed \$100, 210 in addition to the renewal fee and any other fees required by law. 211

212 Section 7. Subsection (1) of section 509.261, Florida 213 Statutes, is amended to read:

214 509.261 Revocation or suspension of licenses; fines; 215 procedure.-

(1) Any public lodging establishment or public food service

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establishment that has operated or is operating in violation of this chapter or the rules of the division, operating without a license, or operating with a suspended or revoked license may be subject by the division to:

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(a) Fines not to exceed \$1,000 per offense;

(b) Mandatory <u>completion</u> attendance, at personal expense, of a remedial at an educational program <u>administered</u> sponsored by <u>a food safety training program provider approved by the</u> division, as provided in s. 509.049 the Hospitality Education Program; and

(c) The suspension, revocation, or refusal of a licenseissued pursuant to this chapter.

229 Section 8. Subsection (1) of section 509.291, Florida 230 Statutes, is amended to read:

509.291 Advisory council.-

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(1) There is created a 10-member advisory council.

233 (a) The Secretary of Business and Professional Regulation 234 shall appoint six seven voting members to the advisory council. 235 Each member appointed by the secretary must be an operator of an 236 establishment licensed under this chapter and shall represent 237 the industries regulated by the division, except that one member 238 appointed by the secretary must be a layperson representing the 239 general public and one member must be a hospitality education 240 administrator from an institution of higher education of this 241 state. Such members of the council shall serve staggered terms 242 of 4 years.

(b) The Florida Restaurant and Lodging Association shall
designate one representative to serve as a voting member of the
council. The Florida Vacation Rental Managers Association shall

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246	designate one representative to serve as a voting member of the
247	council. The Florida Apartment Association and the Florida
248	Association of Realtors shall each designate one representative
249	to serve as a voting member of the council.
250	(c) Any member who fails to attend three consecutive
251	council meetings without good cause may be removed from the
252	council by the secretary.
253	Section 9. Paragraph (c) of subsection (8) of section
254	381.008, Florida Statutes, is amended to read:
255	381.008 Definitions of terms used in ss. 381.008-
256	381.00897As used in ss. 381.008-381.00897, the following words
257	and phrases mean:
258	(8) "Residential migrant housing"—A building, structure,
259	mobile home, barracks, or dormitory, and any combination thereof
260	on adjacent property which is under the same ownership,
261	management, or control, and the land appertaining thereto, that
262	is rented or reserved for occupancy by five or more seasonal or
263	migrant farmworkers, except:
264	(c) A hotel , <u>or</u> motel, or resort condominium, as <u>described</u>
265	defined in chapter 509, that is furnished for transient
266	occupancy.
267	Section 10. Subsection (4) of section 386.203, Florida
268	Statutes, is amended to read:
269	386.203 Definitions.—As used in this part:
270	(4) "Designated smoking guest rooms at public lodging
271	establishments" means the sleeping rooms and directly associated
272	private areas, such as bathrooms, living rooms, and kitchen
273	areas, if any, rented to guests for their exclusive transient
274	occupancy in public lodging establishments, including hotels,
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275	motels, <u>vacation rentals</u> resort condominiums, transient
276	apartments, transient lodging establishments, rooming houses,
277	boarding houses, resort dwellings, bed and breakfast inns, and
278	the like; and designated by the person or persons having
279	management authority over such public lodging establishment as
280	rooms in which smoking may be permitted.
281	Section 11. <u>Sections 11 through 14 of this act may be cited</u>
282	as the "Tourist Safety Act of 2011."
283	Section 12. Section 509.144, Florida Statutes, is amended
284	to read:
285	509.144 Prohibited handbill distribution in a public
286	lodging establishment; penalties
287	(1) As used in this section, the term:
288	(a) "Handbill" means a flier, leaflet, pamphlet, or other
289	written material that advertises, promotes, or informs persons
290	about <u>a person</u> an individual , business, company, or food service
291	establishment $_{m au}$ but ${ m does}$ ${ m shall}$ not include employee
292	communications permissible under the National Labor Relations
293	Act, other communications protected by the First Amendment to
294	the United States Constitution, or communications about public
295	health, safety, or welfare distributed by a federal, state, or
296	local governmental entity or a public or private utility.
297	(b) "Without permission" means without the expressed
298	written or oral permission of the owner, manager, or agent of
299	the owner or manager of the public lodging establishment where a
300	sign is posted prohibiting advertising or solicitation in the
301	manner provided in subsection (5) (4).
302	(c) "At or in a public lodging establishment" means any
303	property under the sole ownership or control of a public lodging

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304 establishment.

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(2) Any <u>person</u> individual, agent, contractor, or volunteer who is acting on behalf of <u>a person</u> an individual, business, company, or food service establishment and who, without permission, delivers, distributes, or places, or attempts to deliver, distribute, or place, a handbill at or in a public lodging establishment commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

312 (3) Any person who, without permission, directs another 313 person to deliver, distribute, or place, or attempts to deliver, 314 distribute, or place, a handbill at or in a public lodging 315 establishment commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083. Any person 316 317 sentenced under this subsection shall be ordered to pay a 318 minimum fine of \$500 in addition to any other penalty imposed by 319 the court.

(4) In addition to any penalty imposed by the court, a person who violates subsection (2) or subsection (3):

322 (a) Shall pay a minimum fine of \$2,000 for a second
 323 violation.

324 (b) Shall pay a minimum fine of \$3,000 for a third or
 325 subsequent violation.

326 <u>(5)(4)</u> For purposes of this section, a public lodging 327 establishment that intends to prohibit advertising or 328 solicitation, as described in this section, at or in such 329 establishment must comply with the following requirements when 330 posting a sign prohibiting such solicitation or advertising:

(a) There must appear prominently on any sign referred toin this subsection, in letters of not less than 2 inches in

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333 height, the terms "no advertising" or "no solicitation" or terms 334 that indicate the same meaning.

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(b) The sign must be posted conspicuously.

(c) If the main office of the public lodging establishment is immediately accessible by entering the office through a door from a street, parking lot, grounds, or other area outside such establishment, the sign must be placed on a part of the main office, such as a door or window, and the sign must face the street, parking lot, grounds, or other area outside such establishment.

(d) If the main office of the public lodging establishment is not immediately accessible by entering the office through a door from a street, parking lot, grounds, or other area outside such establishment, the sign must be placed in the immediate vicinity of the main entrance to such establishment, and the sign must face the street, parking lot, grounds, or other area outside such establishment.

350 (6) Any personal property, including, but not limited to, 351 any vehicle, item, object, tool, device, weapon, machine, money, 352 security, book, or record, that is used or attempted to be used 353 as an instrumentality in the commission of, or in aiding and 354 abetting in the commission of, a person's third or subsequent 355 violation of this section, whether or not comprising an element 356 of the offense, is subject to seizure and forfeiture under the 357 Florida Contraband Forfeiture Act.

358 Section 13. Section 901.1503, Florida Statutes, is created 359 to read:

360 <u>901.1503 When notice to appear by officer without warrant</u> 361 is lawful.—A law enforcement officer may give a notice to appear

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362 to a person without a warrant when the officer has determined 363 that he or she has probable cause to believe that a violation of 364 s. 509.144 has been committed and the owner or manager of the 365 public lodging establishment in which the violation occurred and 366 one additional affiant sign an affidavit containing information 367 that supports the officer's determination of probable cause. 368 Section 14. Paragraph (a) of subsection (2) of section 932.701, Florida Statutes, is amended to read: 369 932.701 Short title; definitions.-370 (2) As used in the Florida Contraband Forfeiture Act: 371 372 (a) "Contraband article" means: 373 1. Any controlled substance as defined in chapter 893 or 374 any substance, device, paraphernalia, or currency or other means 375 of exchange that was used, was attempted to be used, or was 376 intended to be used in violation of any provision of chapter 377 893, if the totality of the facts presented by the state is 378 clearly sufficient to meet the state's burden of establishing 379 probable cause to believe that a nexus exists between the 380 article seized and the narcotics activity, whether or not the use of the contraband article can be traced to a specific 381 382 narcotics transaction. 383 2. Any gambling paraphernalia, lottery tickets, money, 384 currency, or other means of exchange which was used, was 385 attempted, or intended to be used in violation of the gambling 386 laws of the state. 387 3. Any equipment, liquid or solid, which was being used, is 388 being used, was attempted to be used, or intended to be used in 389 violation of the beverage or tobacco laws of the state. 390 4. Any motor fuel upon which the motor fuel tax has not

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391 been paid as required by law.

392 5. Any personal property, including, but not limited to, 393 any vessel, aircraft, item, object, tool, substance, device, 394 weapon, machine, vehicle of any kind, money, securities, books, 395 records, research, negotiable instruments, or currency, which 396 was used or was attempted to be used as an instrumentality in 397 the commission of, or in aiding or abetting in the commission 398 of, any felony, whether or not comprising an element of the 399 felony, or which is acquired by proceeds obtained as a result of a violation of the Florida Contraband Forfeiture Act. 400

6. Any real property, including any right, title,
leasehold, or other interest in the whole of any lot or tract of
land, which was used, is being used, or was attempted to be used
as an instrumentality in the commission of, or in aiding or
abetting in the commission of, any felony, or which is acquired
by proceeds obtained as a result of a violation of the Florida
Contraband Forfeiture Act.

408 7. Any personal property, including, but not limited to, 409 equipment, money, securities, books, records, research, 410 negotiable instruments, currency, or any vessel, aircraft, item, 411 object, tool, substance, device, weapon, machine, or vehicle of 412 any kind in the possession of or belonging to any person who 413 takes aquaculture products in violation of s. 812.014(2)(c).

414 8. Any motor vehicle offered for sale in violation of s.415 320.28.

416 9. Any motor vehicle used during the course of committing417 an offense in violation of s. 322.34(9)(a).

418 10. Any photograph, film, or other recorded image,419 including an image recorded on videotape, a compact disc,

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digital tape, or fixed disk, that is recorded in violation of s.
810.145 and is possessed for the purpose of amusement,
entertainment, sexual arousal, gratification, or profit, or for
the purpose of degrading or abusing another person.

424 11. Any real property, including any right, title, leasehold, or other interest in the whole of any lot or tract of 425 426 land, which is acquired by proceeds obtained as a result of 427 Medicaid fraud under s. 409.920 or s. 409.9201; any personal 428 property, including, but not limited to, equipment, money, 429 securities, books, records, research, negotiable instruments, or 430 currency; or any vessel, aircraft, item, object, tool, 431 substance, device, weapon, machine, or vehicle of any kind in 432 the possession of or belonging to any person which is acquired 433 by proceeds obtained as a result of Medicaid fraud under s. 434 409.920 or s. 409.9201.

435 12. Any personal property, including, but not limited to, any vehicle, item, object, tool, device, weapon, machine, money, 436 security, book, or record, that is used or attempted to be used 437 438 as an instrumentality in the commission of, or in aiding and 439 abetting in the commission of, a person's third or subsequent 440 violation of s. 509.144, whether or not comprising an element of 441 the offense. 442 Section 15. The amendments made to ss. 509.144 and 932.701,

442 Section 15. <u>The amendments made to ss. 509.144 and 932.701</u>, 443 <u>Florida Statutes</u>, and the creation of s. 901.1503, Florida 444 <u>Statutes</u>, by this act do not affect or impede the provisions of 445 <u>s. 790.251</u>, Florida Statutes, or any other protection or right 446 <u>guaranteed by the Second Amendment to the United States</u> 447 <u>Constitution</u>.

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Section 16. This act shall take effect upon becoming a law.

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451	And the title is amended as follows:
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453	Delete everything before the enacting clause
454	and insert:
455	A bill to be entitled
456	An act relating to public lodging establishments and
457	public food service establishments; amending s.
458	509.013, F.S.; excluding nonprofit organizations
459	providing certain housing from the definition of
460	"public lodging establishment"; amending s. 509.032,
461	F.S.; conforming provisions to changes made by the
462	act; prohibiting local governments from regulating,
463	restricting, or prohibiting vacation rentals based
464	solely on their classification, use, or occupancy;
465	providing exceptions; revising authority preempted to
466	the state with regard to regulation of public lodging
467	establishments and public food service establishments;
468	amending ss. 509.221 and 509.241, F.S.; conforming
469	provisions to changes made by the act; amending s.
470	509.242, F.S.; providing that public lodging
471	establishments formerly classified as resort
472	condominiums and resort dwellings are classified as
473	vacation rentals; defining the term "vacation rental";
474	amending s. 509.251, F.S.; conforming provisions to
475	changes made by the act; amending s. 509.261, F.S.;
476	revising penalties for public lodging establishments
477	and public food service establishments operating

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478 without a valid license; amending s. 509.291, F.S.; 479 revising membership of the advisory council of the 480 Division of Hotels and Restaurants of the Department 481 of Business and Professional Regulation; requiring the 482 Florida Vacation Rental Managers Association to 483 designate a member to serve on the advisory council; amending ss. 381.008 and 386.203, F.S.; conforming 484 485 provisions to changes made by the act; providing a 486 short title; amending s. 509.144, F.S.; revising 487 definitions; providing additional penalties for the 488 offense of unlawfully distributing handbills in a 489 public lodging establishment; specifying that certain 490 items used in committing such offense are subject to 491 seizure and forfeiture under the Florida Contraband 492 Forfeiture Act; creating s. 901.1503, F.S.; 493 authorizing a law enforcement officer to give a notice 494 to appear to a person without a warrant when there is 495 probable cause to believe the person violated s. 496 509.144, F.S., and the owner or manager of the public 497 lodging establishment and one additional affiant sign 498 an affidavit containing information supporting the 499 determination of probable cause; amending s. 932.701, 500 F.S.; revising the definition of the term "contraband 501 article"; providing that specified portions of the act 502 do not affect or impede specified statutory provisions 503 or any protection or right guaranteed by the Second 504 Amendment to the United States Constitution; providing 505 an effective date.