By Senator Stewart

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30	classified under s. 509.242(1)(d) or (e) as a nontransient
31	apartment or transient apartment, respectively, must require
32	that each employee of the establishment undergo a background
33	screening as a condition of employment.
34	(2) The background screening required under subsection (1)
35	must be performed by a consumer reporting agency accredited by
36	the Professional Background Screening Association and must
37	include a screening of criminal history records and sexual
38	predator and sexual offender registries of all 50 states and the
39	District of Columbia.
40	(3) A landlord may disqualify a person from employment if
41	the person has been convicted or found guilty of, or entered a
42	plea of guilty or nolo contendere to, regardless of
43	adjudication, any of the following offenses:
44	(a) A criminal offense involving disregard for the safety
45	of others which, if committed in this state, is a felony or a
46	misdemeanor of the first degree or, if committed in another
47	state, would be a felony or a misdemeanor of the first degree if
48	committed in this state.
49	(b) A criminal offense committed in any jurisdiction which
50	involves violence, including, but not limited to, murder, sexual
51	battery, robbery, carjacking, home-invasion robbery, and
52	stalking.
53	Section 3. Subsection (2) of section 83.53, Florida
54	Statutes, is amended to read:
55	83.53 Landlord's access to dwelling unit
56	(2) The landlord may enter the dwelling unit at any time
57	for the protection or preservation of the premises. The landlord
58	may enter the dwelling unit upon reasonable notice to the tenant
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59	and at a reasonable time for the purpose of repair of the
60	premises. "Reasonable notice" for the purpose of repair is
61	notice given at least $\underline{24}$ $\underline{12}$ hours prior to the entry, and
62	reasonable time for the purpose of repair shall be between the
63	hours of 7:30 a.m. and 8:00 p.m. The landlord may enter the
64	dwelling unit when necessary for the further purposes set forth
65	in subsection (1) under any of the following circumstances:
66	(a) With the consent of the tenant;
67	(b) In case of emergency;
68	(c) When the tenant unreasonably withholds consent; or
69	(d) If the tenant is absent from the premises for a period
70	of time equal to one-half the time for periodic rental payments.
71	If the rent is current and the tenant notifies the landlord of
72	an intended absence, then the landlord may enter only with the
73	consent of the tenant or for the protection or preservation of
74	the premises.
75	Section 4. Effective January 1, 2023, subsection (5) is
76	added to section 509.211, Florida Statutes, to read:
77	509.211 Safety regulations
78	(5) Each public lodging establishment licensed as a
79	nontransient apartment or transient apartment shall do all of
80	the following:
81	(a) Require that each employee of the licensee undergo a
82	background screening as a condition of employment pursuant to s.
83	83.515.
84	(b) Maintain a log accounting for the issuance and return
85	of all keys for each dwelling unit.
86	(c) Establish policies and procedures for the issuance and
87	return of dwelling unit keys and regulating the storage of, and
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88	access to, unissued keys.
89	
90	Upon request during the division's annual inspection of the
91	premises, a licensee must provide the division with proof of
92	compliance with this subsection for the inspection.
93	Section 5. Except as otherwise expressly provided in this
94	act, this act shall take effect July 1, 2022.

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