



834232

LEGISLATIVE ACTION

Senate	.	House
Comm: UNFAV	.	
04/08/2025	.	
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The Committee on Rules (Pizzo) recommended the following:

**Senate Amendment (with title amendment)**

Between lines 90 and 91  
insert:

Section 2. Subsection (4) is added to section 509.101,  
Florida Statutes, to read:

509.101 Establishment rules; posting of notice; food  
service inspection report; maintenance of guest register; mobile  
food dispensing vehicle registry.—

(4) It is the duty of each operator of a public lodging  
establishment to contractually define whether a guest's



834232

occupancy of a dwelling unit at a hotel, motel, vacation rental, bed and breakfast inn, or timeshare project, as those terms are defined in s. 509.242, is transient or nontransient through a written agreement signed by both the guest and the establishment operator at the point of sale. The agreement must substantially contain, above the signature line, the following language:

THE PARTIES ACKNOWLEDGE AND AGREE THAT THE UNDERSIGNED GUEST(S) :

☐MAY OCCUPY THE UNIT AS A SOLE RESIDENCE IN A NONTRANSIENT OCCUPANCY, SUBJECT TO REMOVAL PROCEDURES IN CHAPTER 83, FLORIDA STATUTES, IN THE EVENT OF NONCOMPLIANCE.

OR

☐IS/ARE OCCUPYING THE UNIT TEMPORARILY AS A TRANSIENT OCCUPANCY AND MAY BE SUBJECT TO REMOVAL AND/OR ARREST BY LAW ENFORCEMENT IN THE EVENT OF NONCOMPLIANCE.

===== T I T L E   A M E N D M E N T =====

And the title is amended as follows:

Delete line 4

and insert:

definitions; amending s. 509.101, F.S.; requiring an operator of a public lodging establishment to contractually define a guest's occupancy of a dwelling unit at a certain establishment as either transient or nontransient through a written agreement; providing



834232

41 requirements for such written agreement; amending s.  
42 509.141, F.S.; revising the