1 A bill to be entitled 2 An act relating to public lodging establishments; 3 amending s. 509.013, F.S.; revising and providing 4 definitions; amending s. 509.241, F.S.; requiring an 5 operator of certain public lodging establishments to 6 display its license number in all advertising for such 7 rentals; amending s. 509.242, F.S.; revising 8 classification criteria for vacation rentals; creating 9 s. 509.243, F.S.; prohibiting a hosting platform from 10 facilitating a booking transaction under certain 11 circumstances; requiring a hosting platform to 12 designate an agent for service of process; specifying that the director of the Division of Hotels and 13 14 Restaurants of the Department of Business and 15 Professional Regulation shall be deemed the agent 16 under certain circumstances; requiring a hosting 17 platform to develop and maintain a report listing specified information; providing report requirements; 18 19 requiring a hosting platform to remove all advertisements or listings within a specified time 20 21 under certain circumstances; providing civil 22 penalties; requiring the division to adopt rules; 23 amending s. 509.261, F.S.; providing for the division 24 to revoke, or refuse to issue or renew, a vacation 25 rental license under certain circumstances; providing

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26	legislative intent; amending ss. 159.27, 212.08,
27	316.1955, 404.056, 477.0135, 509.032, 509.221,
28	553.5041, 717.1355, and 877.24, F.S.; conforming
29	provisions to changes made by the act; providing an
30	effective date.
31	
32	Be It Enacted by the Legislature of the State of Florida:
33	
34	Section 1. Section 509.013, Florida Statutes, is amended
35	to read:
36	509.013 Definitions.—As used in this chapter, the term:
37	(1) "Booking transaction" means a transaction in which a
38	hosting platform receives compensation for facilitating the
39	transient rental of a vacation rental or a unit in a transient
40	or nontransient apartment by directly or indirectly allowing a
41	transient guest to make a reservation, or by collecting or
42	processing payments from a transient guest via the hosting
43	platform's online application, software, website, or system.
44	<u>(2)</u> (6) "Director" means the Director of the Division of
45	Hotels and Restaurants of the Department of Business and
46	Professional Regulation.
47	(3) (1) "Division" means the Division of Hotels and
48	Restaurants of the Department of Business and Professional
49	Regulation.
50	(4) (3) "Guest" means any patron, customer, tenant, lodger,
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51 boarder, or occupant of a public lodging establishment or public 52 food service establishment. 53 "Hosting platform" means a person who advertises, or (5) 54 holds out to the public as available for rent, a vacation rental 55 or a unit in a transient or nontransient apartment, as defined 56 in s. 509.242, through an online application, software, website, 57 or system. 58 (6) (16) "Nontransient" means a guest in nontransient 59 occupancy. 60 (7) (14) "Nontransient establishment" means any public 61 lodging establishment that is rented or leased to guests by an 62 operator whose intention is that the dwelling unit occupied will 63 be the sole residence of the guest. 64 (8) (15) "Nontransient occupancy" means occupancy when it is the intention of the parties that the occupancy will not be 65 temporary. There is a rebuttable presumption that, when the 66 67 dwelling unit occupied is the sole residence of the guest, the 68 occupancy is nontransient. 69 (9) (2) "Operator" means the owner, licensee, proprietor, 70 lessee, manager, assistant manager, or appointed agent of a 71 public lodging establishment or public food service 72 establishment. (10) (a) (5) (a) "Public food service establishment" means 73 74 any building, vehicle, place, or structure, or any room or 75 division in a building, vehicle, place, or structure where food Page 3 of 22

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is prepared, served, or sold for immediate consumption on or in 76 77 the vicinity of the premises; called for or taken out by 78 customers; or prepared prior to being delivered to another 79 location for consumption. The term includes a culinary education 80 program, as defined in s. 381.0072(2), which offers, prepares, 81 serves, or sells food to the general public, regardless of 82 whether it is inspected by another state agency for compliance 83 with sanitation standards. (b) The following are excluded from the definition in 84 85 paragraph (a): Any place maintained and operated by a public or 86 1. 87 private school, college, or university: For the use of students and faculty; or 88 a. 89 b. Temporarily to serve such events as fairs, carnivals, food contests, cook-offs, and athletic contests. 90 Any eating place maintained and operated by a church or 91 2. 92 a religious, nonprofit fraternal, or nonprofit civic 93 organization: 94 For the use of members and associates; or a. 95 Temporarily to serve such events as fairs, carnivals, b. food contests, cook-offs, or athletic contests. 96 97 Upon request by the division, a church or a religious, nonprofit 98 fraternal, or nonprofit civic organization claiming an exclusion 99 100 under this subparagraph must provide the division documentation Page 4 of 22

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101 of its status as a church or a religious, nonprofit fraternal, 102 or nonprofit civic organization.

3. Any eating place maintained and operated by an individual or entity at a food contest, cook-off, or a temporary event lasting from 1 to 3 days which is hosted by a church or a religious, nonprofit fraternal, or nonprofit civic organization. Upon request by the division, the event host must provide the division documentation of its status as a church or a religious, nonprofit fraternal, or nonprofit civic organization.

4. Any eating place located on an airplane, train, bus, orwatercraft which is a common carrier.

5. Any eating place maintained by a facility certified or licensed and regulated by the Agency for Health Care Administration or the Department of Children and Families or other similar place that is regulated under s. 381.0072.

6. Any place of business issued a permit or inspected by
the Department of Agriculture and Consumer Services under s.
500.12.

119 7. Any place of business where the food available for 120 consumption is limited to ice, beverages with or without 121 garnishment, popcorn, or prepackaged items sold without 122 additions or preparation.

123 8. Any theater, if the primary use is as a theater and if 124 patron service is limited to food items customarily served to 125 the admittees of theaters.

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9. Any vending machine that dispenses any food or
beverages other than potentially hazardous foods, as defined by
division rule.

129 10. Any vending machine that dispenses potentially 130 hazardous food and which is located in a facility regulated 131 under s. 381.0072.

132 11. Any research and development test kitchen limited to 133 the use of employees and which is not open to the general 134 public.

135 <u>(11) (a) (4) (a)</u> "Public lodging establishment" includes a 136 transient public lodging establishment as defined in 137 subparagraph 1. and a nontransient public lodging establishment 138 as defined in subparagraph 2. For purposes of this section, the 139 term includes a unit that is advertised or held out to the 140 public as available to rent via a hosting platform.

1. "Transient public lodging establishment" means any unit 141 142 or  $\tau$  group of units in a  $\tau$  dwelling, building, or group of buildings within a single complex of buildings that which is 143 144 rented, or advertised or held out to the public as a place 145 regularly rented, to guests more than three times in a calendar 146 year for periods of less than 30 consecutive days or 1 calendar month, whichever is less, or which is advertised or held out to 147 148 the public as a place regularly rented to guests.

1492. "Nontransient public lodging establishment" means any150unit  $\underline{or_{\tau}}$  group of units  $\underline{in a_{\tau}}$  dwelling, building, or group of

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buildings within a single complex of buildings that which is 151 152 rented, or advertised or held out to the public as a place 153 regularly rented, to guests for periods of at least 30 154 consecutive days or 1 calendar month, whichever is less, or 155 which is advertised or held out to the public as a place 156 regularly rented to guests for periods of at least 30 days or 1 157 calendar month. 158 License classifications of public lodging establishments, and 159 the definitions therefor, are set out in s. 509.242. For the 160 purpose of licensure, the term does not include condominium 161 162 common elements as defined in s. 718.103. The following are excluded from the definitions in 163 (b) 164 paragraph (a): 165 1. Any dormitory or other living or sleeping facility 166 maintained by a public or private school, college, or university 167 for the use of students, faculty, or visitors. 168 Any facility certified or licensed and regulated by the 2. 169 Agency for Health Care Administration or the Department of 170 Children and Families or other similar place regulated under s. 171 381.0072. 172 3. Any place renting four rental units or less, unless the rental units are advertised or held out to the public to be 173 174 places that are regularly rented to transients. 175 4. Any unit or group of units in a condominium, Page 7 of 22

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176 cooperative, or timeshare plan and any individually or 177 collectively owned one-family, two-family, three-family, or 178 four-family dwelling house or dwelling unit that is rented for 179 periods of at least 30 days or 1 calendar month, whichever is 180 less, and that is not advertised or held out to the public as a 181 place regularly rented for periods of less than 1 calendar 182 month, provided that no more than four rental units within a 183 single complex of buildings are available for rent.

184 5. Any migrant labor camp or residential migrant housing
185 permitted by the Department of Health under ss. 381.008186 381.00895.

187 6. Any establishment inspected by the Department of Health188 and regulated by chapter 513.

189 7. Any nonprofit organization that operates a facility 190 providing housing only to patients, patients' families, and 191 patients' caregivers and not to the general public.

192 8. Any apartment building inspected by the United States Department of Housing and Urban Development or other entity 193 194 acting on the department's behalf that is designated primarily 195 as housing for persons at least 62 years of age. The division 196 may require the operator of the apartment building to attest in 197 writing that such building meets the criteria provided in this subparagraph. The division may adopt rules to implement this 198 requirement. 199

200

9. Any roominghouse, boardinghouse, or other living or

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201 sleeping facility that may not be classified as a hotel, motel, 202 timeshare project, vacation rental, nontransient apartment, bed 203 and breakfast inn, or transient apartment under s. 509.242.

204 <u>(12)(7)</u> "Single complex of buildings" means all buildings 205 or structures that are owned, managed, controlled, or operated 206 under one business name and are situated on the same tract or 207 plot of land that is not separated by a public street or 208 highway.

209 <u>(13)(8)</u> "Temporary food service event" means any event of 210 30 days or less in duration where food is prepared, served, or 211 sold to the general public.

212 <u>(14)(9)</u> "Theme park or entertainment complex" means a 213 complex comprised of at least 25 contiguous acres owned and 214 controlled by the same business entity and which contains 215 permanent exhibitions and a variety of recreational activities 216 and has a minimum of 1 million visitors annually.

217 <u>(15)(10)</u> "Third-party provider" means, for purposes of s.
218 509.049, any provider of an approved food safety training
219 program that provides training or such a training program to a
220 public food service establishment that is not under common
221 ownership or control with the provider.

(16) (11) "Transient establishment" means any public lodging establishment that is rented or leased to guests by an operator whose intention is that such guests' occupancy will be temporary.

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226	<u>(17)</u> "Transient <u>guest</u> " means a guest in transient									
227	occupancy.									
228	(18) (12) "Transient occupancy" means occupancy when it is									
229	the intention of the parties that the occupancy will be									
230	temporary. There is a rebuttable presumption that, when the									
231	dwelling unit occupied is not the sole residence of the guest,									
232	the occupancy is transient.									
233	(19) "Unit" means a sleeping room accommodation made									
234	available for individual rental by a transient guest and any									
235	adjacent rooms that the guest is entitled to use as part of the									
236	rental.									
237	Section 2. Subsection (3) of section 509.241, Florida									
238	Statutes, is amended to read:									
239	509.241 Licenses required; exceptions									
240	(3) DISPLAY OF LICENSE.—Any license issued by the division									
241	shall be conspicuously displayed <u>to the public inside</u> <del>in</del> the									
242	<del>office or lobby of the</del> licensed establishment. Public food									
243	service establishments that which offer catering services shall									
244	display their license number on all advertising for catering									
245	services. The operator of a vacation rental or a unit in a									
246	transient or nontransient apartment offered for transient									
247	occupancy shall display its license number in all advertising									
248	for such rentals.									
249	Section 3. Paragraph (c) of subsection (1) of section									
250	509.242, Florida Statutes, is amended to read:									

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251	509.242 Public lodging establishments; classifications										
252	(1) A public lodging establishment shall be classified as										
253	a hotel, motel, nontransient apartment, transient apartment, bed										
254	and breakfast inn, timeshare project, or vacation rental if the										
255	establishment satisfies the following criteria:										
256	(c) Vacation rental.—A vacation rental is any unit or										
257	group of units in a condominium or cooperative or <u>in an</u> <del>any</del>										
258	individually or collectively owned single-family, two-family,										
259	three-family, or four-family house or dwelling unit, which that										
260	is <del>also</del> a transient public lodging establishment but that is not										
261											
262	Section 4. Section 509.243, Florida Statutes, is created										
263	to read:										
264	509.243 Hosting platforms										
265	(1) A hosting platform shall not facilitate a booking										
266	transaction:										
267	(a) Unless the hosting platform is registered with the										
268	division pursuant to this section. The division shall issue a										
269	registration to each person who meets the requirements of this										
270	section.										
271	(b) If the public lodging establishment is not licensed by										
272	the division pursuant to s. 509.241 or if the transient										
273	occupancy of such vacation rental or unit in a transient or										
274	nontransient apartment is prohibited by a local law, ordinance,										
275	or regulation not otherwise preempted pursuant to s. 509.032(7).										
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301	between the hosting platform and any operator or transient guest									
302	or between the operator and transient guest.									
303	(c) The report and underlying records must be maintained									
304	by the hosting platform for at least 3 years in accordance with									
305	rules adopted by the division.									
306	(d) The division must share the report and underlying									
307	records with the Department of Revenue and local governments									
308	upon request. Notwithstanding any other provision of law or									
309	agency action to the contrary, the Department of Revenue may									
310	utilize the report and underlying records for tax auditing									
311	purposes and local governments may use the report and underlying									
312	records to ensure compliance with laws, ordinances, or									
313	regulations not otherwise preempted pursuant to s. 509.032(7).									
314	(e) A hosting platform may not engage in a booking									
315	transaction unless the operator consents to the hosting									
316	platform's disclosure of the information in this subsection.									
317	(4) The division must notify a hosting platform in writing									
318	that an advertisement or listing for the transient rental of a									
319	vacation rental or a unit in a transient or nontransient									
320	apartment fails to display a valid license number issued by the									
321	division pursuant to s. 509.241(3). The hosting platform must									
322	correct the advertisement or listing within 3 business days or									
323	remove the advertisement or listing from its online application,									
324	software, website, or system.									
325	(5) A hosting platform that has operated or is operating									
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326 in violation of this section may be subject to a fine not to 327 exceed \$1,000 per offense or to suspension, revocation, or 328 refusal of a registration issued pursuant to this section. For purposes of this subsection, the division may regard as a 329 330 separate offense each day or portion of a day during which a 331 hosting platform is operated in violation of this section. 332 (6) The division shall adopt rules to implement and administer this section, including rules governing fines and the 333 issuance, renewal, suspension, and revocation of hosting 334 335 platform registration. 336 Section 5. Subsection (10) is added to section 509.261, 337 Florida Statutes, to read: 338 509.261 Revocation or suspension of licenses; fines; 339 procedure.-340 (10) The division shall revoke, or refuse to issue or 341 renew, a vacation rental license if: 342 (a) The division determines that the operation of a 343 premises as a vacation rental violates the terms of an 344 applicable lease or property restriction, including any property 345 restriction adopted pursuant to chapter 718, chapter 719, or 346 chapter 720; or 347 The division determines that the operation of a (b) 348 premises as a vacation rental violates a local law, ordinance, or regulation not otherwise preempted pursuant to s. 509.032(7), 349 350 or the premises and its owner are the subject of a final order

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351 or judgment lawfully directing the termination of the premises' 352 use as a vacation rental. 353 Section 6. The Legislature does not intend for the 354 application of this act to supersede any current or future 355 declaration or a declaration of condominium adopted pursuant to 356 chapter 718, a cooperative document adopted pursuant to chapter 357 719, or a declaration of covenants adopted pursuant to chapter 358 720. Section 7. Subsection (12) of section 159.27, Florida 359 360 Statutes, is amended to read: 361 159.27 Definitions.-The following words and terms, unless 362 the context clearly indicates a different meaning, shall have 363 the following meanings: "Public lodging or restaurant facility" means 364 (12)365 property used for any public lodging establishment as defined in 366 s. 509.242 or public food service establishment as defined in s. 367 509.013 s. 509.013(5) if it is part of the complex of, or necessary to, another facility qualifying under this part. 368 369 Section 8. Paragraph (jj) of subsection (7) of section 370 212.08, Florida Statutes, is amended to read: 212.08 Sales, rental, use, consumption, distribution, and 371 storage tax; specified exemptions.-The sale at retail, the 372 rental, the use, the consumption, the distribution, and the 373 374 storage to be used or consumed in this state of the following 375 are hereby specifically exempt from the tax imposed by this

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376 chapter.

377 MISCELLANEOUS EXEMPTIONS. - Exemptions provided to any (7) 378 entity by this chapter do not inure to any transaction that is 379 otherwise taxable under this chapter when payment is made by a 380 representative or employee of the entity by any means, 381 including, but not limited to, cash, check, or credit card, even 382 when that representative or employee is subsequently reimbursed 383 by the entity. In addition, exemptions provided to any entity by 384 this subsection do not inure to any transaction that is otherwise taxable under this chapter unless the entity has 385 386 obtained a sales tax exemption certificate from the department 387 or the entity obtains or provides other documentation as required by the department. Eligible purchases or leases made 388 389 with such a certificate must be in strict compliance with this 390 subsection and departmental rules, and any person who makes an 391 exempt purchase with a certificate that is not in strict 392 compliance with this subsection and the rules is liable for and 393 shall pay the tax. The department may adopt rules to administer 394 this subsection.

(jj) Complimentary meals.—Also exempt from the tax imposed by this chapter are food or drinks that are furnished as part of a packaged room rate by any person offering for rent or lease any transient living accommodations as described in <u>s.</u> <u>509.013(11)(a)</u> <u>s. 509.013(4)(a)</u> which are licensed under part I of chapter 509 and which are subject to the tax under s. 212.03,

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401 if a separate charge or specific amount for the food or drinks 402 is not shown. Such food or drinks are considered to be sold at 403 retail as part of the total charge for the transient living 404 accommodations. Moreover, the person offering the accommodations 405 is not considered to be the consumer of items purchased in 406 furnishing such food or drinks and may purchase those items 407 under conditions of a sale for resale.

408 Section 9. Paragraph (b) of subsection (4) of section 409 316.1955, Florida Statutes, is amended to read:

410 316.1955 Enforcement of parking requirements for persons 411 who have disabilities.-

412 (4)

(b) Notwithstanding paragraph (a), a theme park or an entertainment complex as defined in <u>s. 509.013</u> <del>s. 509.013(9)</del> which provides parking in designated areas for persons who have disabilities may allow any vehicle that is transporting a person who has a disability to remain parked in a space reserved for persons who have disabilities throughout the period the theme park is open to the public for that day.

420 Section 10. Subsection (5) of section 404.056, Florida 421 Statutes, is amended to read:

422 404.056 Environmental radiation standards and projects; 423 certification of persons performing measurement or mitigation 424 services; mandatory testing; notification on real estate 425 documents; rules.-

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(5) NOTIFICATION ON REAL ESTATE DOCUMENTS.-Notification shall be provided on at least one document, form, or application executed at the time of, or prior to, contract for sale and purchase of any building or execution of a rental agreement for any building. Such notification shall contain the following language:

"RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department."

The requirements of this subsection do not apply to any residential transient occupancy, as <u>defined</u> <del>described</del> in <u>s</u>. <u>509.013</u> <del>s. 509.013(12)</del>, provided that such occupancy is 45 days or less in duration.

443 Section 11. Subsection (6) of section 477.0135, Florida 444 Statutes, is amended to read:

445 477.0135 Exemptions.-

(6) A license is not required of any individual providing
makeup or special effects services in a theme park or
entertainment complex to an actor, stunt person, musician,
extra, or other talent, or providing makeup or special effects
services to the general public. The term "theme park or

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451 entertainment complex" has the same meaning as in <u>s. 509.013</u> <del>s.</del> 452  $\frac{509.013(9)}{100}$ .

453 Section 12. Paragraph (c) of subsection (3) of section 454 509.032, Florida Statutes, is amended to read:

455 509.032 Duties.-

456 (3) SANITARY STANDARDS; EMERGENCIES; TEMPORARY FOOD457 SERVICE EVENTS.—The division shall:

458 (c) Administer a public notification process for temporary
459 food service events and distribute educational materials that
460 address safe food storage, preparation, and service procedures.

Sponsors of temporary food service events shall notify 461 1. 462 the division not less than 3 days before the scheduled event of 463 the type of food service proposed, the time and location of the 464 event, a complete list of food service vendors participating in 465 the event, the number of individual food service facilities each 466 vendor will operate at the event, and the identification number 467 of each food service vendor's current license as a public food 468 service establishment or temporary food service event licensee. 469 Notification may be completed orally, by telephone, in person, 470 or in writing. A public food service establishment or food 471 service vendor may not use this notification process to 472 circumvent the license requirements of this chapter.

473 2. The division shall keep a record of all notifications
474 received for proposed temporary food service events and shall
475 provide appropriate educational materials to the event sponsors

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476 and notify the event sponsors of the availability of the food-477 recovery brochure developed under s. 595.420.

478 3.a. Unless excluded under s. 509.013(10)(b) s. 479 509.013(5)(b), a public food service establishment or other food 480 service vendor must obtain one of the following classes of 481 license from the division: an individual license, for a fee of 482 no more than \$105, for each temporary food service event in 483 which it participates; or an annual license, for a fee of no 484 more than \$1,000, that entitles the licensee to participate in an unlimited number of food service events during the license 485 486 period. The division shall establish license fees, by rule, and 487 may limit the number of food service facilities a licensee may 488 operate at a particular temporary food service event under a 489 single license.

490 b. Public food service establishments holding current
491 licenses from the division may operate under the regulations of
492 such a license at temporary food service events.

493 Section 13. Paragraph (b) of subsection (2) of section494 509.221, Florida Statutes, is amended to read:

```
495 509.221 Sanitary regulations.-
```

496 (2)

(b) Within a theme park or entertainment complex as
defined in <u>s. 509.013</u> <del>s. 509.013(9)</del>, the bathrooms are not
required to be in the same building as the public food service
establishment, so long as they are reasonably accessible.

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501 Section 14. Paragraph (b) of subsection (5) of section 502 553.5041, Florida Statutes, is amended to read: 503 553.5041 Parking spaces for persons who have 504 disabilities.-505 (5) Accessible perpendicular and diagonal accessible 506 parking spaces and loading zones must be designed and located to conform to ss. 502 and 503 of the standards. 507 508 If there are multiple entrances or multiple retail (b)

509 stores, the parking spaces must be dispersed to provide parking at the nearest accessible entrance. If a theme park or an 510 511 entertainment complex as defined in s. 509.013 s. 509.013(9) 512 provides parking in several lots or areas from which access to 513 the theme park or entertainment complex is provided, a single 514 lot or area may be designated for parking by persons who have 515 disabilities, if the lot or area is located on the shortest 516 accessible route to an accessible entrance to the theme park or 517 entertainment complex or to transportation to such an accessible 518 entrance.

519 Section 15. Section 717.1355, Florida Statutes, is amended 520 to read:

521 717.1355 Theme park and entertainment complex tickets.-522 This chapter does not apply to any tickets for admission to a 523 theme park or entertainment complex as defined in <u>s. 509.013</u> <del>s.</del> 524  $\frac{509.013(9)}{100}$ , or to any tickets to a permanent exhibition or 525 recreational activity within such theme park or entertainment

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526 complex.

527 Section 16. Subsection (8) of section 877.24, Florida 528 Statutes, is amended to read:

529 877.24 Nonapplication of s. 877.22.—Section 877.22 does 530 not apply to a minor who is:

(8) Attending an organized event held at and sponsored by
a theme park or entertainment complex as defined in <u>s. 509.013</u>
<del>s. 509.013(9)</del>.

534 Section 17. This act shall take effect July 1, 2020.

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