

Proper Crime Deterrence and Safety Training

Employee Training Guidance for Section 768.0706, Florida Statutes

Multifamily residential property safety and security;
presumption against liability

Goals/Objectives

To familiarize employees on security principles, devices, measures, and standards on negligent security liability for owners or operators of a multi-family residential property, as described in Section 768.0706, Florida Statutes.

Goals/Objectives

In this training, we will be discussing the following Best Practices for:

- Security Camera Systems
- Lighting
 - In Parking Lots
 - In walkways, Laundry rooms, common areas, and porches
- Doors
 - Deadbolts
 - Peep-holes
- Locking devices for windows and gates

Florida Statute 768.0706

768.0706 Multifamily residential property safety and security; presumption against liability.—

(1) As used in this section, the term:

- (a) “Crime prevention through environmental design” has the same meaning as in s. 163.503(6).¹
- (b) “Multifamily residential property” means a residential building, or group of residential buildings, such as apartments, townhouses, or condominiums, consisting of at least five dwelling units on a particular parcel.
- (c) “Parcel” means real property for which a distinct parcel identification number is assigned to the property by the property appraiser for the county in which the property is located.

¹ “Crime prevention through environmental design” means the planned use of environmental design concepts such as natural access control, natural surveillance, and territorial reinforcement in a neighborhood or community setting which is designed to reduce criminal opportunity and foster positive social interaction among the legitimate users of that setting.

Florida Statute 768.0706

(2) The 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:

- (a)1. A security camera system 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. A 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. Such lighting must be illuminated from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn.
4. At least a 1-inch deadbolt in each dwelling unit door.
5. A locking device on each window, each 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.

b) By January 1, 2025, the owner or principal operator of a multifamily residential property has a crime prevention through environmental design assessment that is no more than 3 years old completed for the property. Such 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. The owner or principal operator must remain in substantial compliance with the assessment for purposes of this paragraph.

(c)1. By January 1, 2025, the owner or principal operator of a multifamily residential property provides proper crime deterrence and safety training to its current employees. After January 1, 2025, the owner or principal operator must provide such training to an employee within 60 days after his or her hire date for purposes of this paragraph.

Florida Statute 768.0706

2. For purposes of this paragraph, “proper crime deterrence and safety training” means training which trains and familiarizes employees with the security principles, devices, measures, and standards set forth under paragraph (a), and which is reviewed at least every 3 years and updated as necessary. The owner or principal operator may request a law enforcement agency or the Florida Crime Prevention Through Environmental Design Practitioner performing the assessment under paragraph (b) to review the training curriculum.

(3) For purposes of establishing the presumption against liability under subsection (2), the burden of proof is on the owner or principal operator to demonstrate that the owner or principal operator has substantially implemented the security measures specified in subsection (2).

(4) The Florida Crime Prevention Training Institute of the Department of Legal Affairs shall develop a proposed curriculum or best practices for owners or principal operators to implement such training. The state has no liability in connection with providing a proposed training curriculum under this subsection.

(5) This section does not establish a private cause of action.

History.—s. 8, ch. 2023-15.

¹Note.—

A. Section 29, ch. 2023-15, provides that “[t]his act shall not be construed to impair any right under an insurance contract in effect on or before [March 24, 2023]. To the extent that this act affects a right under an insurance contract, this act applies to an insurance contract issued or renewed after [March 24, 2023].”

B. Section 30, ch. 2023-15, provides that “[e]xcept as otherwise expressly provided in this act, this act shall apply to causes of action filed after [March 24, 2023].”

Security Camera Systems

- Need to be at points of entry and exits
- Cameras need to record and maintain as retrievable for at least 30 days
 - Video footage is to assist in offender identification and apprehension

Security Camera Systems

Questions to Ask

- What kind of camera does your property uses?
- Where are they located?
- How do you retrieve footage from them?
- Who do you contact if there is an issue to be reported?

Security Camera Systems

Security cameras



Security Camera Systems

Security cameras



Security Camera Systems

Your property's camera



Location: Insert location here

Lighting in Parking Lots

Why is proper lighting so important?

Because 90% of all crime occurs after dark!

Good



Better!

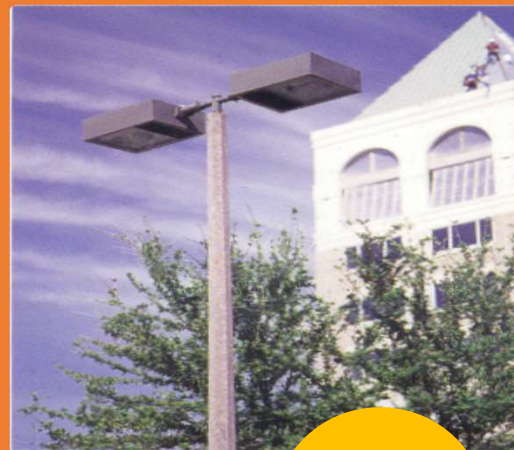


Lighting in Parking Lots

Courtesy of NICP, Inc.

Employee Training Guidance - Section 768.0706, Florida Statutes – Revised 6/5/2024

LED Cobra and Shoebox Style Lights



LED Cobra and Shoebox Style Lights





Lighting in Parking Lots

Wall Packs



Lighting in Entryways, and on buildings

Wall Packs



Lighting in Parking Lots

Flood Lights

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Lighting in Parking Lots

Flood Lights

Employee Training Guidance - Section 768.0706, Florida Statutes – Revised 6/5/2024

Lighting in Walkways, Laundry Rooms, Common Rooms, and Porches

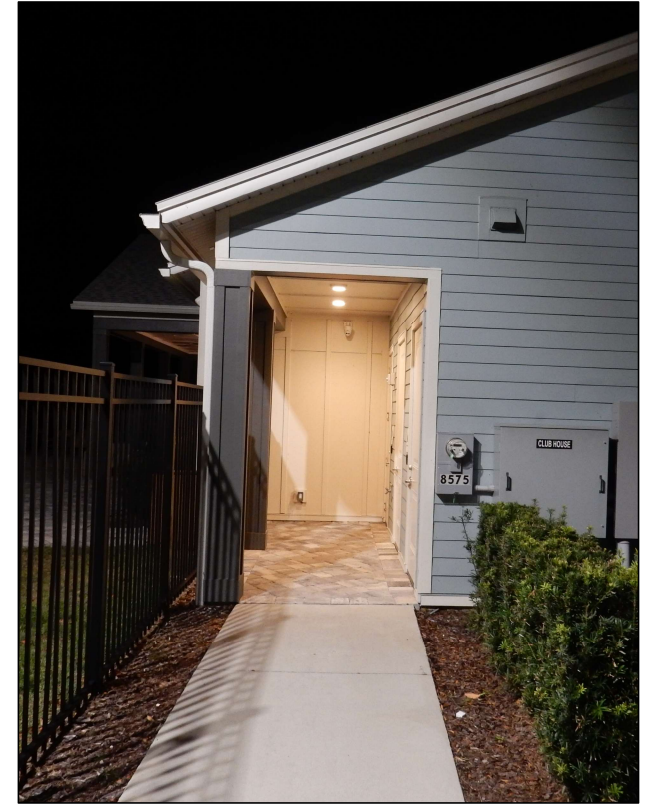
What is required by Statute?

Such lighting must be illuminated from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn.



Lighting in Walkways, Laundry Rooms, Common Rooms, and Porches

Canopy or Ceiling Lighting



Lighting in Walkways, Laundry Rooms, Common Rooms, and Porches

Canopy or Ceiling Lighting

Employee Training Guidance - Section 768.0706, Florida Statutes – Revised 6/5/2024



Other Area Lighting



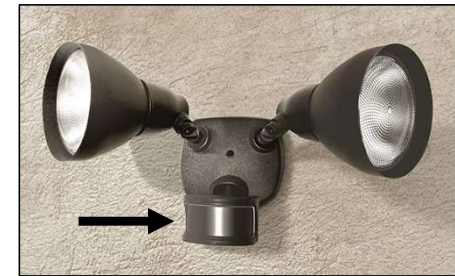
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Other Area Lighting

Employee Training Guidance - Section 768.0706, Florida Statutes – Revised 6/5/2024

Dusk to Dawn Photocells



What is a Dusk to Dawn sensor?

Also known as a photocell sensor or light sensor. It is a device that automatically turns on and off based on ambient light conditions. It turns on at night or dark conditions and turns off during the daytime.

The sensors can come in various shapes and sizes.

Lighting

Lighting and
what to look
for...

Parking lot

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

Lighting

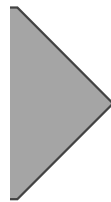
Lighting and what to look for...

Parking lot

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

Walkways, Laundry Rooms, Common areas, Porches

Must be illuminated from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn.



Lighting

Lighting and what to look for...

Parking lot

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

Walkways, Laundry Rooms, Common areas, Porches

Must be illuminated from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn.

Notify Management

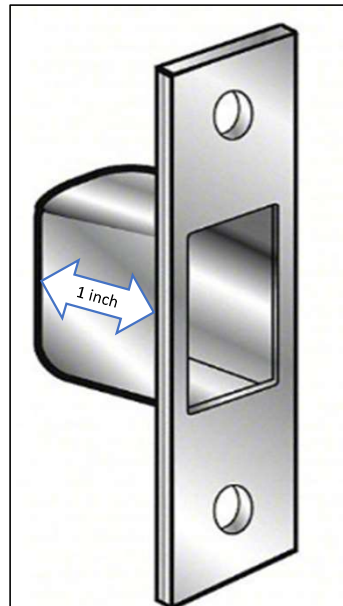
If any of the lighting equipment is not working properly notify management as soon as possible.

Doors: One-Inch Deadbolts



All exterior doors must have at least a one-inch deadbolt.

Doors: One-Inch Deadbolts



The hole needs to be drilled out to a 1-inch depth.



The deadbolt needs to be 1-inch long.

Doors: Peephole/Door Viewer



A peephole (also known as a door viewer) must be on each dwelling unit door that does not include a window or have a window next to the door.



180-degree Door Viewer



Doors: Peephole/Door Viewer



This door needs a peephole (door viewer) installed.



Because of the windows installed, this door does not need a peephole.

Doors: Peephole/Door Viewer



Location: Type Location Here

A Locking device
is required for
Windows, Sliding
doors, and
Doors not used
for community
purposes

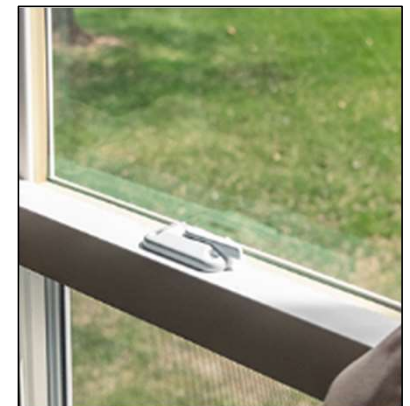
Locks For windows:



Thumb Turn Window lock



Sash Vent Stop



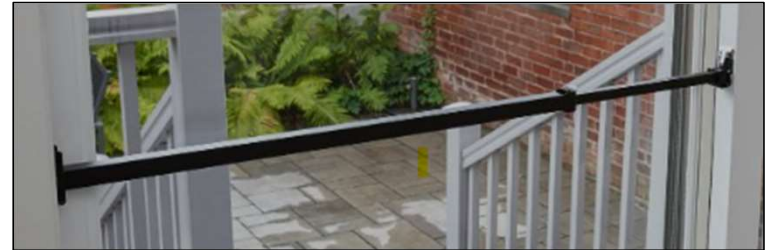
Sash Lock

A Locking device is required for Windows, Sliding doors, and Doors not used for community purposes

Locks for sliding doors:



Upside Down J Hook



Burglar "Charley" Bar



Lower Door "Spring" Lock



Upper Door "Pin" Lock

A Locking device
is required for
Windows, Sliding
doors, and
Doors not used
for community
purposes

Locks for doors:



Keypad with 1 inch
Deadbolt



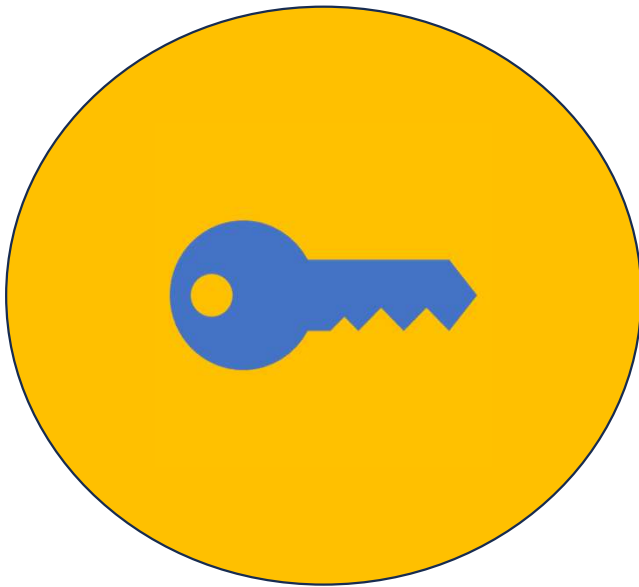
Single Deadbolt Lock Sets
(with 1 inch Deadbolt)

Locking Devices



Location: Type Location Here

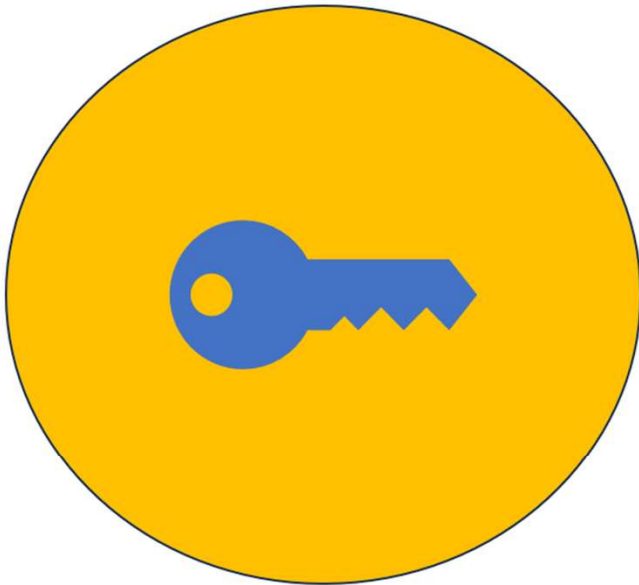
Locked Gates



All gates need key or fob access along pool fence areas!



Locked Gates



Location: Type Location Here

For More
Information:

Please visit

<https://www.fcpti.com/fcpti.nsf/pages/MFH>

For the full text of the bill, please click [FS 768.0706](#),
or go to the Online Sunshine website found at
www.leg.state.fl.us.

Thank you!