

Florida Statute 768.0706 Compliance Checklist

Multifamily Residential Property Security Requirements (5+ Units)



SECURITY CAMERA SYSTEM

Cameras installed at ALL entry/exit points
Video recording capability for offender identification

30-day minimum retrievable footage storage System
operational 24/7 with backup procedures



LIGHTING REQUIREMENTS

Parking Areas:

Minimum 1.8 foot-candles per sq ft (measured 18"
above surface)
Dusk-to-dawn illumination (photocell or electronic
controls)

Common Areas - Dusk-to-Dawn Lighting:

All walkways and pedestrian paths
Laundry rooms (interior and exterior access)
All common areas (mailbox, recreation, trash areas)
Individual unit porches/patios



PHYSICAL SECURITY

1-inch deadbolts on all dwelling unit doors
Locking devices on all windows
Locks on all exterior sliding doors

Locks on non-community access doors
Peepholes/door viewers on units without door/
adjacent windows



POOL & AMENITY ACCESS

Locked gates with key or fob access on pool
fence perimeter

Access control system with tracking procedures



CPTED ASSESSMENT (Required Since January 1, 2025)

Assessment completed by a qualified professional:
Law enforcement agency, OR
FL Crime Prevention Through
Environmental Design Practitioner
Assessment no more than 3 years old

Written report with recommendations received
Implementation plan created for all recommendations
Substantial compliance maintained with assessment



EMPLOYEE TRAINING PROGRAM

All Current Employees (Required Since January 1, 2025):

- Crime deterrence and safety training completed
- Training covers security principles, devices, measures, and standards
- Training documentation maintained

New Employees (Ongoing Requirement):

- Training within 60 days of hire date established
- Standardized training program implemented

Ongoing Requirements:

- Training curriculum reviewed every 3 years
- Updates implemented as necessary



COMPLIANCE DOCUMENTATION

Critical: Burden of proof is on the property owner to demonstrate “substantial implementation”

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| Photo documentation of all security installations Vendor contracts and compliance certificates | Employee training records and completion certificates |
| CPTED assessment report and implementation records | Regular maintenance and inspection logs Compliance verification file prepared for legal defense |

Key Deadline & Reminders

- Required since January 1, 2025: CPTED assessment must be completed
- Required since January 1, 2025: All current employees must have completed training
- Ongoing: New employees trained within 60 days of hire
- Every 3 Years: Training curriculum review and CPTED assessment renewal

Required since January 1, 2025: CPTED assessment must be completed

- Property must have 5+ dwelling units on a single parcel
- ALL security measures must be “substantially implemented”
- Partial compliance does NOT provide liability protection
- Applies only to criminal acts by third parties (not employees/agents)

LEGAL CONSULTATION REQUIRED:

This statute provides a presumption against liability, not absolute immunity. Property owners should consult with qualified attorneys familiar with Florida premises liability law to understand full legal implications and ensure complete compliance.

Resources:

- Florida Crime Prevention Training Institute (Department of Legal Affairs)
- Local Law Enforcement Agencies
- Certified CPTED Practitioners

IMPORTANT DISCLAIMER:

This checklist is provided for informational purposes only and does not constitute legal advice. Eagle Eye Networks makes no warranties regarding completeness or accuracy. Property owners must consult qualified legal counsel and review the complete statute to ensure full compliance. Eagle Eye Networks assumes no liability for omissions or compliance failures.

Based on Florida Statute 768.0706 (2024). Verify current statutory requirements and consult legal counsel for compliance guidance.