



NGA Security Advisors

Your Trusted Advisor in the Security Industry

Florida Statute 768.0706 Roadmap to Compliance

Multi-Family Property Security Requirements

Apartment – Condo – Nursing – Assisted Living – Retirement – Time-Share

Charles M Johnson, PSP, FCP and CEO & Founder of **NGA Security Advisors**, has over 30+ years of Security & Consulting experience working with clients from various verticals such as Government, Critical Infrastructure, Commercial Real Estate, Education and Entertainment & Gaming. He and his team of Florida CPTED Practitioners can provide you with guidance and support as it pertains to **Florida Statute 768.0706**. Signed into law in March 2023, it is also known as **FL HB 837** or **Florida Statute 768.0706**

This legislation has significantly altered the landscape of personal injury claims against Multi-Family Property Owners & Management Companies in Florida as it aims to reform the state's tort laws to protect businesses from excessive lawsuits and stabilize the insurance market.

However, for a "Presumption Against Liability" the Multi-Family Properties are required to take action to meet compliance requirements. **NGA Security Advisors** brings our extensive Security Industry expertise, Board Certification in Physical Security and required designation from the Florida Office of Attorney General as well as our deep knowledge of **FS 768.0706** to guide you to initial compliance & ongoing/recurring compliance. The process for compliance is as follows:





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FCP CPTED ASSESSMENT

Required Since January 1, 2025

- Florida CPTED Practitioner (FCP) Designation Required
 - The latest CPTED Assessment can be no more than 3 years old
- Written Report with Findings & Recommendations
- Property must implement a “Substantial” number of recommendations
 - Maintain those improvements over time
- FCP can revisit property post implementation to verify compliance
 - Then issue a Certificate or Document stating Property is Compliant

LIGHTING REQUIREMENTS

Inspection & Documentation included as part of CPTED Assessment & Report

Parking Lot

- Minimum of 1.8 fc per square foot (measured at 18” above parking surface)
- Dusk-to-Dawn illumination via Photocell or Electronic Control

Common Areas

- Dusk-to-Dawn illumination via Photocell or Electronic Control
 - All walkways & pedestrian paths
 - All Common Areas with Interior & Exterior Access
 - Laundry Rooms, Trash, Recreation, Mailbox
 - All Dwelling Unit Porches/Patio



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VIDEO & ACCESS SECURITY TECHNOLOGY

Inspection & Documentation included as part of CPTED Assessment & Report

- Camera Surveillance installed at all Entry/Exit points
 - 30-Day Retention of Data
 - Includes Vehicle Entry, Pedestrian Entry, Shipping/Loading Docks
- Key or Fob Access Controlled Gate into Pool Area
 - To reduce risk of drownings
 - Retrievable Historical Data

DWELLING UNIT SECURITY MEASURES

Inspection & Documentation included as part of CPTED Assessment & Report

- 1" Deadbolt on all Main Dwelling Unit Doors
- Peepholes on Main Dwelling Unit Doors
 - Unless there is a window on/beside the door
- Locking Devices on All Dwelling Unit Windows & Exterior Sliding Doors

EMPLOYEE TRAINING PROGRAM

Included as part of **NGA Security Advisory** Services

Initial Requirement

- Current Employees
 - Complete Crime Deterrence & Safety Training w/ Certification, Date of Training & Score
- Maintain All Training Documentation such as Score, Date of Exam, Certification Earned
- Implement Standardized Training Program

Ongoing Requirement

- New Employees
 - Within 60 days of hire
 - Complete Crime Deterrence & Safety Training w/ Certification, Date of Training & Score
- Maintain All Training Documentation such as Score, Date of Exam & Certification Earned
- Review every 3 years



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COMPLIANCE DOCUMENTATION

Critical: Burden of Proof is on the property owner to demonstrate compliance

- FCP CPTED Assessment Report & Compliance Certification/Document
- Vendor Implementation Documentation
 - Proposal, Signed Contract, Invoice, Email Correspondence
 - Before & After photo documentation showing improvements
- Employee Training Records & Documentation
- Security Technology Maintenance & Inspection Logs

KEY DEADLINE, REQUIREMENTS & REMINDERS

- Since January 1, 2025: CPTED Assessment
- Since January 1, 2025: All Current Employees completed Training
- Ongoing: New Employees trained within 60 days of Hire
- Every 3 Years: CPTED Assessment by FCP & Training Curriculum Review

MISCELLANEOUS

- All **Florida Multi-Family Properties** with 5+ Dwelling Units on a Single Parcel which includes:
 - Apartments, Condos, Nursing Home, Assisted Living, Retirement & Time-Share
- Compliance provides for a **“Presumption Against Liability”** against claims arising from Criminal Acts by 3rd Parties committed on the Property.
 - These would be considered “Premises Liability” or “Personal Injury” claims.
- CPTED Assessment Recommendations must be **“Substantially”** implemented
 - Partial or incomplete implementation does NOT provide liability protection
- **NGA Security Advisors** also offers Forensic Expert Witness Testimony in the event you have a claim or lawsuit.