

1 A bill to be entitled
 2 An act relating to residential swimming pool
 3 requirements; amending ss. 515.27 and 515.29, F.S.;
 4 requiring swimming pools located on residential real
 5 property that is transferred or sold on or after a
 6 specified date to meet certain pool safety and pool
 7 barrier requirements; requiring certain persons to
 8 report violations of the law to a local law
 9 enforcement agency; amending s. 515.31, F.S.;
 10 conforming a cross-reference and making technical
 11 changes; providing an effective date.

12
 13 Be It Enacted by the Legislature of the State of Florida:

14
 15 **Section 1. Section 515.27, Florida Statutes, is amended to**
 16 **read:**

17 515.27 Residential swimming pool safety feature options;
 18 penalties.—

19 (1) In order to pass final inspection and receive a
 20 certificate of completion, a residential swimming pool must meet
 21 at least one of the following requirements relating to pool
 22 safety features:

23 (a) The pool must be isolated from access to a home by an
 24 enclosure that meets the pool barrier requirements of s. 515.29;

25 (b) The pool must be equipped with an approved safety pool

26 | cover;

27 | (c) All doors and windows providing direct access from the
28 | home to the pool must be equipped with an exit alarm that has a
29 | minimum sound pressure rating of 85 dB A at 10 feet;

30 | (d) All doors providing direct access from the home to the
31 | pool must be equipped with a self-closing, self-latching device
32 | with a release mechanism placed no lower than 54 inches above
33 | the floor; or

34 | (e) A swimming pool alarm that, when placed in a pool,
35 | sounds an alarm upon detection of an accidental or unauthorized
36 | entrance into the water. Such pool alarm must meet and be
37 | independently certified to ASTM Standard F2208, titled "Standard
38 | Safety Specification for Residential Pool Alarms," which
39 | includes surface motion, pressure, sonar, laser, and infrared
40 | alarms. For purposes of this paragraph, the term "swimming pool
41 | alarm" does not include any swimming protection alarm device
42 | designed for individual use, such as an alarm attached to a
43 | child that sounds when the child exceeds a certain distance or
44 | becomes submerged in water.

45 | (2) A swimming pool, regardless of the year in which the
46 | pool was built, located on residential real property that is
47 | transferred or sold on or after October 1, 2025, must be
48 | equipped with at least one pool safety feature as required in
49 | subsection (1). A title company, an inspector, or an underwriter
50 | for the mortgage secured on the residential real property must

51 report a violation of this subsection to a local law enforcement
52 agency.

53 (3)-(2) A person who fails to equip a ~~new~~ residential
54 swimming pool with at least one pool safety feature as required
55 in subsection (1) or subsection (2) commits a misdemeanor of the
56 second degree, punishable as provided in s. 775.082 or s.
57 775.083, except that no penalty shall be imposed if the person,
58 within 45 days after arrest or issuance of a summons or a notice
59 to appear, has equipped the pool with at least one safety
60 feature as required in subsection (1) or subsection (2) and has
61 attended a drowning prevention education program established by
62 s. 515.31. However, the requirement of attending a drowning
63 prevention education program is waived if such program is not
64 offered within 45 days after issuance of the citation.

65 **Section 2. Subsection (6) is added to section 515.29,**
66 **Florida Statutes, and subsection (1) of that section is**
67 **republished, to read:**

68 515.29 Residential swimming pool barrier requirements.—

69 (1) A residential swimming pool barrier must have all of
70 the following characteristics:

71 (a) The barrier must be at least 4 feet high on the
72 outside.

73 (b) The barrier may not have any gaps, openings,
74 indentations, protrusions, or structural components that could
75 allow a young child to crawl under, squeeze through, or climb

76 over the barrier.

77 (c) The barrier must be placed around the perimeter of the
 78 pool and must be separate from any fence, wall, or other
 79 enclosure surrounding the yard unless the fence, wall, or other
 80 enclosure or portion thereof is situated on the perimeter of the
 81 pool, is being used as part of the barrier, and meets the
 82 barrier requirements of this section.

83 (d) The barrier must be placed sufficiently away from the
 84 water's edge to prevent a young child or medically frail elderly
 85 person who may have managed to penetrate the barrier from
 86 immediately falling into the water.

87 (6) A swimming pool, regardless of the year in which the
 88 pool was built, located on residential real property that is
 89 transferred or sold on or after October 1, 2025, must meet all
 90 of the pool barrier requirements in subsection (1). A title
 91 company, an inspector, or an underwriter for the mortgage
 92 secured on the residential real property must report a violation
 93 of this subsection to a local law enforcement agency.

94 **Section 3. Subsection (1) of section 515.31, Florida**
 95 **Statutes, is amended to read:**

96 515.31 Drowning prevention education program; public
 97 information publication.—

98 (1) The department shall develop a drowning prevention
 99 education program. Such program must, ~~which shall~~ be made
 100 available to the public at the state and local levels and is

101 ~~which shall be~~ required as set forth in s. 515.27(3) ~~s.~~
102 ~~515.27(2)~~ for persons in violation of the pool safety
103 requirements of this chapter. The department may charge a fee,
104 not to exceed \$100, for attendance at such a program. The
105 drowning prevention education program is to ~~shall~~ be funded
106 using fee proceeds, state funds appropriated for such purpose,
107 and grants. The department, in lieu of developing its own
108 program, may adopt a nationally recognized drowning prevention
109 education program to be approved for use in local safety
110 education programs, as provided in rule of the department.

111 **Section 4.** This act shall take effect July 1, 2025.