



Kinetic Property Management, LLC

You own the property and we own the headaches



'Miya's Law' New tenant safety bill signed into law



The bill, raises security on residential properties in Florida. The law now requires apartment landlords to perform background checks on new employees. This is a win for millions of renters in Florida.

What you should know:

- Miya's law requires a background check to be conducted on prospective employees and/or Vendors as a condition to employment
- Increases required notice enter to a unit from 12 hours to 24 hours
- Complexes must log use of master keys

You may disqualify a person from employment if the person has been convicted or found guilty of or entered a plea of guilty to any of the following offenses :

- A criminal offense committed in any jurisdiction which involves violence, murder, sexual battery, robbery, car jacking, stalking and home-invasion robbery.
- A criminal offense involving disregard for the safety of others

Miya Marcano was a 19-year-old student living in the Orlando area with a bright future ahead of her. Sadly, a maintenance worker at her apartment complex entered her apartment one afternoon and committed the unthinkable. Her body was recovered near another apartment complex where the maintenance worker resided.

A law honoring Miya, called Miya's Law or Senate Bill (SB) 898, went into effect in Florida as of July 1, 2022. The law now requires landlords or licensees to screen their employees who can regularly access residential units. Landlords and licensees of transient and non-transient apartments are now required to have their maintenance and other personnel undergo a criminal background check.

The law also strengthens residential safety measures, such as maintaining a log for each unit's keys, increasing notification requirements for maintenance and repairs from 12 to 24 hours, and becoming a part of the Department of Business and Professional Regulation's annual inspection of apartments.

With these changes, it's important to ensure you are conducting the proper FCRA-compliant screenings required under the new law. We have been screening prospective tenants and employees for years, and our system is fast, reliable, and affordable. Contact us today to see how we can assist with your regular background checks!

For more information, [contact Kinetic Property Management](#) for all your HOA, Association, or Property Management service needs.