

305 Section 2. Subsection (23) is added to section 489.103,
306 Florida Statutes, to read:
307 489.103 Exemptions.—This part does not apply to:
308 (23) An employee of an apartment community or apartment
309 community management company who makes minor repairs to existing
310 electric water heaters or to existing electric heating,
311 ventilating, and air-conditioning systems if:
312 (a) The employee:
313 1. Does not hold himself or herself or his or her employer
314 out to be licensed or qualified by a licensee.
315 2. Does not perform any acts, other than acts authorized
316 by this subsection, that constitute contracting.
317 3. Receives compensation from and is under the supervision
318 and control of an employer who deducts the FICA and withholding
319 tax and who provides workers' compensation, as prescribed by 320 law.
321 4. Holds a current certificate for apartment maintenance
322 technicians issued by the National Apartment Association and
323 accredited by the American National Standards Institute.
324 Requirements for obtaining such certificate must include at
325 least:
326 a. One year of apartment or rental housing maintenance
327 experience.
328 b. Successful completion of at least 90 hours of courses
329 or online content that covers electrical maintenance and repair;
330 plumbing maintenance and repair; heating, ventilating, or air-
331 conditioning system maintenance and repair; appliance
332 maintenance and repair; and interior and exterior maintenance
333 and repair.
334 c. Completion of all examination requirements.
335 (b) The equipment:
336 1. Is already installed on the property owned by the
337 apartment community or managed by the apartment community
338 management company.
339 2. Is not being modified except to replace components
340 necessary to return the equipment to its original condition and
341 the partial disassembly associated with the replacement.
342 3. Is a type of equipment commonly installed in similar
343 locations.
344 4. Is repaired with new parts that are functionally
345 identical to the parts being replaced.
346 (c) An individual repair does not involve replacement
347 parts that cost more than \$1,000. An individual repair may not
348 be so extensive as to be a functional replacement of the
349 electric water heater or the existing electric heating,
350 ventilating, or air-conditioning system being repaired. For
351 purposes of this paragraph, an individual repair may not be part
352 of a larger or major project that is divided into parts to avoid
353 this restriction.
354 (d) The property owned by the apartment community or
355 managed by the apartment community management company includes
356 at least 100 apartments.
357 (BLANK LINE)
358 This subsection does not limit the authority of a municipality
359 or county to adopt or enforce an ordinance, rule, or regulation
360 requiring licensure, certification, or registration of a person
361 employed as an apartment maintenance technician or apartment
362 repair worker or in any position that includes any part of the
363 scope of work described in this subsection.