

Florida Multi-Family Apartments, Condominiums, 55+ Communities Urged to Comply with Florida State Statute 768.0706



Miami, Florida Jan 4, 2026 ([Issuewire.com](https://www.issuewire.com)) - With the continued rise in violent crime incidents, premises liability claims, and negligent security litigation across Florida, homeowners Associations (HOAs), condominium associations, apartment and 55 and older communities, and condo hotels across Florida face increasing legal and financial exposure as courts and insurers intensify scrutiny around premises liability and crime prevention.

Florida State Statute **768.0706** now places a clear obligation on property owners and associations to take *reasonable and documented steps* to prevent and deter criminal activity and protect residents, guests, and visitors. The deadline for compliance was January 01, 2025 and many properties and communities are already in violation of the statute.

Failure to comply with §768.0706 can significantly weaken and undermine an association or property owner's defense in civil litigation, increasing the likelihood of costly settlements, judgments, and reputational damage. In today's legal environment, "reasonable crime prevention measures" must be clearly documented, defensible, and aligned with recognized security and risk management standards. Attorneys caution that informal security practices, outdated policies, or undocumented measures are no longer sufficient under Florida law.

Philip Farina, founder of **Risky Business**, is widely recognized as a leading authority on **Florida statutory premises liability compliance, risk assessments, workplace safety and Crime Prevention through Environmental Design (CPTED) strategies**. With decades of experience working directly with community associations, hospitality properties, boards of directors, property managers, and ownership groups, Philip Farina provides specialized guidance to help communities align with the requirements of Florida Statute 768.0706 in a practical, legally defensible manner.

“Statute 768.0706 has changed the liability landscape in Florida. Multi-family communities have a fiduciary responsibility to understand how this statute impacts their operations,” said Farina. “Proactive compliance is not only about safety and security—it is about protecting the long-term viability of the property and its stakeholders. Property owners and managers cannot use the statement of “I didn’t know.” Reasonable security measures must now be intentional, documented, and defensible. When an incident occurs, the question is no longer *what you intended to do*, but *what you can prove you did*.”

Risky Business offers tailored solutions for:

- **Apartment and Municipal Housing Communities**
- **Condominium and Townhouse Properties**
- **55 and Older / Active Adult communities**
- **Hotels and Hospitality properties that consist of individual condo ownership.**
- **Any Multi-Family or Mixed Use Residential Community with 5 or More Units**

Services include:

- **Florida State 768.0706 Approved premises security and crime risk assessments**
- **Local crime analysis aligned with Florida Statute 768.0706**
- **Review and development of security-related policies and procedures**
- **Risk mitigation strategies and staff training**
- **Expert documentation to support legal defensibility and insurance review**

As crime trends continue to evolve; insurers, attorneys, and courts increasingly scrutinize compliance efforts and engaging a qualified professional with direct expertise in statutory security management and crime prevention methodology has become essential. Communities that fail to act or delay compliance could face increased liability, rising insurance premiums, legal exposure and reputational damage.

About Risky Business

Risky Business is a nationally recognized security management, workplace safety and risk mitigation consulting firm specializing in **premises liability, negligent security prevention, HOA risk management, and Florida statutory compliance**. Led by Philip Farina, the firm helps multi-family properties, community associations and condominium hotels reduce liability exposure while enhancing safety and legal defensibility.

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Legal Notice / Disclaimer

This press release is provided for informational and educational purposes only and does not constitute legal advice, security guarantees, or a determination of statutory compliance. Compliance with Florida State Statute §768.0706 depends on the unique facts, conditions, and circumstances of each property and incident. No representation or warranty is made that implementation of any recommendations, assessments, or risk mitigation measures will prevent criminal activity, injury, loss, or liability.

Property owners, associations, boards of directors, and managers should consult with qualified legal counsel and insurance professionals regarding their specific obligations, risk exposure, and compliance

strategies. Engagement of any consultant does not create a legal duty beyond those established by applicable law.

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