

CALL 2018 Bill Report

1/4/2018

Sorted by Bill Number

Bill	Title	Sponsor	Summary	Actions
HB 123	Bullying and Harassment in Community Associations	Slosberg	Bullying and Harassment in Community Associations: Prohibits bullying or harassment of certain association members; provides association requirements; provides civil penalties; provides immunity from certain causes of action for damages. Effective Date: July 1, 2018	9/6/2017 HOUSE Now in Civil Justice & Claims Subcommittee
SB 220	Bankruptcy Matters in Foreclosure Proceedings	Passidomo	Bankruptcy Matters in Foreclosure Proceedings; Authorizing lienholders to use certain documents as an admission in an action to foreclose a mortgage; providing that submission of certain documents in a foreclosure action creates a rebuttable presumption that the defendant has waived any defenses to the foreclosure; requiring a court to take judicial notice of orders entered in bankruptcy cases under certain circumstances, etc. Effective Date: 10/1/2018	12/6/2017 SENATE Now in Rules

SB 266	Covenants and Restrictions	Passidomo	Covenants and Restrictions; Designating the Marketable Record Title Act; revising the notice filing requirements for a person claiming an interest in land and other rights; exempting a specified summary notice and amendment from certain notice content requirements; authorizing the parcel owners of a community not subject to a homeowners' association to use specified procedures to revive certain covenants or restrictions, subject to certain exceptions and requirements, etc. Effective Date: 10/1/2018	12/5/2017 SENATE Now in Judiciary
HB 271	Bankruptcy Matters in Foreclosure Proceedings	Rommel	Bankruptcy Matters in Foreclosure Proceedings: Authorizes lienholders to use documents from bankruptcy case to foreclose mortgage; creates rebuttable presumption defendant waived any defense to foreclosure; requires court to take judicial notice of bankruptcy case orders. Effective Date: October 1, 2018	11/9/2017 HOUSE Now in Insurance and Banking Subcommittee

HB 377	Homeowners' Associations	Stone	Homeowners' Associations: Revises uses of Florida Condominiums, Timeshares, & Mobile Homes Trust Fund; increases damages to which member of homeowners' association is entitled for denial of access to official records; provides cause of action for member against community association manager or management firm; prohibits reimbursement to community association manager or management firm for certain fines; provides & revises reporting requirements; provides that fine may not become lien against parcel; revises provisions relating to election of officers; provides presuit mediation for election & recall disputes; provides for binding arbitration by DBPR for certain disputes between parcel owner & homeowners' association; requires DBPR to provide training & educational programs; authorizes DBPR to enforce & ensure compliance with Homeowners' Association Act & specified rules; provides DBPR with jurisdiction to investigate certain complaints; provides cause of action against developers by HOA or nondeveloper members of HOA. Effective Date: July 1, 2018	11/1/2017 HOUSE Now in Careers & Competition Subcommittee
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SB 536	Limitations of Actions Other Than for the Recovery of Real Property	Passidomo	Limitations of Actions Other Than for the Recovery of Real Property; Authorizing the commencement, within a specified timeframe, of counterclaims, cross-claims, and third-party claims that arise out of the same transaction or occurrence and are the basis for an action previously brought, etc. Effective Date: 7/1/2018	11/2/2017 SENATE Referred to Judiciary; Community Affairs; Rules
HB 617	Covenants and Restrictions	Edwards	Covenants and Restrictions: Authorizes certain parcel owners of a community not subject to HOA to use specified procedures to revive certain covenants or restrictions; revises interests & rights protected by filing for record within specified timeframe; revises & provides provisions relating to covenants and restrictions, including extinguishment, validity of notice, length of time certain covenants and restrictions are preserved, filing of notices, notice content requirements, requirements of property associations, & validity & enforceability. Effective Date: October 1, 2018	12/7/2017 HOUSE Now in Local, Federal & Veterans Affairs Subcommittee
HB 625	Community Associations	Cortes (J)	Community Associations: Establishes Office of Community Association Hearings; transfers powers & responsibilities of arbitrators to community association hearing officers; authorizes community association hearing officers to hold hearings & impose sanctions; revises & provides requirements for alternative dispute resolution for homeowners' associations. Effective Date: July 1, 2018	11/15/2017 HOUSE Now in Commerce Committee

SB 680	Construction Defect Claims	Passidomo	Construction Defect Claims; Providing additional requirements for notices of claim, inspections, and notices of acceptance or rejection of settlement offers; providing that an authorized representative of a claimant may act on the behalf of the claimant if the claimant is a business entity; revising provisions relating to tolling certain statutes of limitations, etc. Effective Date: 7/1/2018	11/8/2017 SENATE Referred to Judiciary; Commerce and Tourism; Rules
SB 734	Homeowners' Associations	Baxley	Homeowners' Associations; Revising the uses of the Florida Condominiums, Timeshares, and Mobile Homes Trust Fund to include reimbursement of costs to the Division of Florida Condominiums, Timeshares, and Mobile Homes for the administration and operation of the Homeowners' Association Act; providing a cause of action for a member against a community association manager or management firm under certain circumstances; revising circumstances under which members other than the developer are entitled to elect at least a majority of the board of directors of the homeowners' association, etc. Effective Date: 7/1/2018	11/15/2017 SENATE Referred to Regulated Industries; Appropriations Subcommittee on General Government; Appropriations

HB 759	Construction Defect Claims	Trumbull	Construction Defect Claims: Provides additional requirements for notices of claim, inspections, & notices of acceptance or rejection of settlement offers; revises provisions related to authorized representatives; requires, rather than authorizes, certain persons to serve copies of notices of claim to certain professionals; provides for mediation under certain circumstances, subject to certain requirements; revises provisions relating to tolling certain statutes of limitations. Effective Date: July 1, 2018	12/8/2017 HOUSE Now in Civil Justice & Claims Subcommittee
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HB 841	Community Associations	Moraitis	Community Associations: Revises condominium association recordkeeping & financial reporting requirements; revising provisions related to required association bylaws; authorizes associations to adopt rules for posting certain notices on website; provides responsibilities for owners who receive electronic notices; revises and provides board member recall & challenge requirements; authorizes attorney fees & costs in action to challenge validity of board member recall; removes provision relating to certain contracts or transactions regarding conflicts of interest; provides requirements for proposed activity that is identified as conflict of interest; revises fine & suspension requirements; revises time period for classification as bulk assignee or buyer; revises requirements to serve as board member; prohibits board members from voting via e-mail; provides directors or officers delinquent in payments are deemed to have abandoned office; specifies certain services obtained through bulk contract are common expenses; revises requirements, funding formulas, & exceptions for reserve accounts; provides requirements for special meetings to consider substitute annual budgets; revises election requirements in ch. 720. Effective Date: July 1, 2018	12/8/2017 HOUSE Now in Careers & Competition Subcommittee
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HB 873	Homeowners' Associations	Diaz	Homeowners' Associations: Prohibits association from hiring attorney who represents management company of association; revises and provides provisions relating to associations, including official records, inspection & copying of bylaws & rules, association websites, financial reports, use of association debit card, recall of directors, kickbacks, officers and directors, voting rights, term limits, & conflicts of interest; provides criminal penalties. Effective Date: July 1, 2018	12/13/2017 HOUSE Now in Agriculture & Property Rights Subcommittee
SB 884	Public Lodging	Steube	Public Lodging; Prohibiting transient lodging establishments from requiring minimum stays of greater than one night; authorizing the Division of Hotels and Restaurants of the Department of Business and Professional Regulation to adopt rules, etc. Effective Date: 7/1/2018	11/17/2017 SENATE Withdrawn prior to introduction
HB 1061	Community Association Fire and Life Safety Systems	Moraitis	Community Association Fire and Life Safety Systems: Requires certain condominium or cooperative associations to post certain signs or symbols on buildings; requires State Fire Marshal to adopt rules governing such signs or symbols; revises provisions relating to evidence of condominium & cooperative association compliance with fire & life safety code; revises unit & common elements required to be retrofitted; revising provisions relating to association vote to forego retrofitting. Effective Date: July 1, 2018	1/3/2018 HOUSE Now in Careers & Competition Subcommittee

SB 1138	Public Lodging Minimum-stay Requirements	Steube	Public Lodging Minimum-stay Requirements; Prohibiting hotels and motels from requiring minimum stays of greater than one night; authorizing the Division of Hotels and Restaurants of the Department of Business and Professional Regulation to adopt rules, etc. Effective Date: 7/1/2018	12/18/2017 SENATE Referred to Regulated Industries; Commerce and Tourism; Rules
SB 1238	Homeowners' Associations	Garcia	Homeowners' Associations; Prohibiting an association from hiring an attorney who represents the management company of the association; requiring an association to provide members with a copy of the most recent annual financial report or a written notice detailing how to obtain such report; prohibiting an officer, director, or manager from soliciting, offering to accept, or accepting a kickback for which consideration has not been provided; providing requirements and procedures relating to conflicts of interest, etc. Effective Date: 7/1/2018	12/11/2017 SENATE Filed
SB 1274	Community Associations	Passidomo	Community Associations; Deleting a provision prohibiting an association from hiring an attorney who represents the management company of the association; revising voting requirements relating to alterations and additions to certain common elements or association property; revising cooperative association recordkeeping requirements; prohibiting a board member from voting via e-mail, etc. Effective Date: 7/1/2018	12/15/2017 SENATE Filed

SB 1366	Bullying and Harassment in Community Associations	Rader	Bullying and Harassment in Community Associations; Designating the Stand Up for Seniors Act; providing association requirements relating to the prohibition of bullying and harassment; providing civil penalties, etc. Effective Date: 7/1/2018	12/22/2017 SENATE Filed
SB 1400	Vacation Rentals	Steube	Vacation Rentals; Designating the Florida Vacation Rental Act; preempting regulation and control of vacation rentals to the state; specifying authority of the Division of Hotels and Restaurants over regulation of vacation rentals; requiring vacation rentals to obtain a license; specifying that vacation rentals are to be treated as transient rentals regarding certain tax and landlord and tenant provisions; requiring the division to inspect vacation rentals when necessary to respond to emergencies and epidemiological conditions, etc. Effective Date: 7/1/2018	12/28/2017 SENATE Filed
SB 1530	Condominium Associations	Mayfield	Condominium Associations; Deleting a restriction on attorney representation; revising the list of documents that the association is required to post online; providing that the failure of an association to post certain information is not sufficient, in and of itself, to invalidate any action or decision of the association, etc. Effective Date: 7/1/2018	1/4/2018 SENATE Filed