

Amendment No. 1

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED (Y/N)
ADOPTED AS AMENDED (Y/N)
ADOPTED W/O OBJECTION (Y/N)
FAILED TO ADOPT (Y/N)
WITHDRAWN (Y/N)
OTHER

1 Committee/Subcommittee hearing bill: Civil Justice & Claims
2 Subcommittee

3 Representative Donalds offered the following:

4
5 **Amendment (with title amendment)**

6 Remove everything after the enacting clause and insert:

7 Section 1. Subsection (8) of section 718.116, Florida
8 Statutes, is amended to read:

9 718.116 Assessments; liability; lien and priority;
10 interest; collection.-

11 (8) An association shall designate, and provide when
12 requested, the name and physical or electronic address of a
13 person or entity to be responsible for receiving requests for
14 issuance of an estoppel certificate. In addition, associations
15 having a website shall make such information available thereon.
16 Upon receiving a written or electronic request for an estoppel

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17 certificate from a unit owner, a unit owner's designee, a unit
18 mortgagee, or a unit mortgagee's designee, an association shall
19 issue such certificate to the requesting party within 10
20 business days. The estoppel certificate shall be delivered by
21 United States mail, by hand delivery, or by electronic
22 transmission, to the requesting party on the date of issuance.
23 For purposes of this section, deposit of the certificate in the
24 United States mail or the electronic delivery of a downloadable
25 link to the certificate, shall constitute delivery. ~~Within 15~~
26 ~~days after receiving a written request therefor from a unit~~
27 ~~owner or his or her designee, or a unit mortgagee or his or her~~
28 ~~designee, the association shall provide a certificate signed by~~
29 ~~an officer or agent of the association stating all assessments~~
30 ~~and other moneys owed to the association by the unit owner with~~
31 ~~respect to the condominium parcel.~~

32 (a) The estoppel certificate must contain all of the
33 following information as set forth in the official records of
34 the association and may include additional information as
35 determined by the association:

- 36 1. Date of issuance;
- 37 2. Name of unit owner reflected in the books and records of
38 the association;
- 39 3. Unit designation and address;
- 40 4. Attorney's name and contact information if the account
41 is delinquent and has been turned over to an attorney for

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42 collection;

43 5. Fee for the preparation and delivery of the estoppel
44 certificate;

45 6. Name of the requestor;

46 7. The amount and frequency of the regular periodic
47 assessment against the unit;

48 8. The date through which the regular periodic assessment
49 is paid;

50 9. The date upon which the next installment of the regular
51 periodic assessment is due;

52 10. An itemized list of all assessments , special
53 assessments, and other moneys owed by the unit owner to the
54 association on the date of issuance;

55 11. An itemized list of any additional assessments, special
56 assessments, and other moneys that are scheduled to become due
57 during the estoppel certificate's effective period that are
58 known on the date of issuance;

59 12. Whether there is a capital contribution fee, resale
60 fee, transfer fee, association application fee or other fee due
61 and, if so, the type and amount of the fee due;

62 13. Whether there are any open violations of the governing
63 documents or rules and regulations of the association noticed to
64 the unit owner in the association's official records;

65 14. The contact information for all insurance maintained by
66 the association; and

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67 15. The signature of an officer or authorized agent of the
68 association. Any person other than the owner who relies upon
69 such certificate shall be protected thereby.

70 (b) An estoppel certificate that is hand delivered or sent
71 by electronic means has a 30-day effective period. An estoppel
72 certificate that is sent by regular mail has a 35-day effective
73 period. If additional information or a mistake related to the
74 estoppel certificate becomes known to the association within the
75 effective period, an amended estoppel certificate may be
76 delivered and becomes effective if a sale or refinancing of the
77 unit has not been completed during the effective period. A fee
78 may not be charged for such an amended estoppel certificate. An
79 amended estoppel certificate must be delivered on the date of
80 issuance, and a new 30-day or 35-day effective period begins on
81 such date.

82 (c) An association waives the right to collect any moneys
83 owed prior to the date of issuance in excess of the amounts
84 specified in the estoppel certificate from any person who, or on
85 whose behalf the certificate was requested, and from such
86 person's successors and assigns.

87 (d)-(b) A summary proceeding pursuant to s. 51.011 may be
88 brought to compel compliance with this subsection, and in any
89 such action the prevailing party is entitled to recover
90 reasonable attorney ~~attorney's~~ fees.

91 (e)-(e) Notwithstanding any limitation on transfer fees

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92 contained in s. 718.112(2)(i), an the association or its
93 authorized agent may charge a reasonable fee for the preparation
94 and delivery of an estoppel certificate, which may not exceed
95 \$250 if, on the date the certificate is issued, no delinquent
96 amounts are owed to the association for the applicable unit. If
97 an estoppel certificate is requested on an expedited basis and
98 delivered within 3 business days after the request, the
99 association may charge an additional fee of \$100. If an estoppel
100 certificate is requested and delivered on a more expedited basis
101 which is less than 3 business days, the association may charge
102 such additional fee as the association and the party requesting
103 the estoppel certificate may mutually agree. If a delinquent
104 amount is owed to the association for the applicable unit, an
105 additional fee for the estoppel certificate may not exceed \$200
106 for the preparation of the certificate. The amount of the fee
107 must be included on the certificate.

108 (f) If an association receives a request for an estoppel
109 certificate from a unit owner or the unit owner's designee, or a
110 unit mortgagee or the unit mortgagee's designee, and fails to
111 deliver the estoppel certificate within 10 business days, a fee
112 may not be charged for the preparation and delivery of that
113 estoppel certificate.

114 (g) If estoppel certificates for multiple units owned by
115 the same owner are simultaneously requested from the same
116 association and there are no past due monetary obligations owed

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117 to the association, the statement of moneys due for those units
118 may be delivered in one or more estoppel certificates, and, even
119 though the fee for each unit shall be computed as set forth in
120 paragraph (e), the total fee that the association may charge for
121 the preparation and delivery of the estoppel certificates may
122 not exceed, in the aggregate:

123 1. For 25 or fewer units, \$750.

124 2. For 26 to 50 units, \$1,000.

125 3. For 51 to 100 units, \$1,500.

126 4. For more than 100 units, \$2,500.

127 (h)-(d) The authority to charge a fee for the preparation
128 and delivery of the estoppel certificate ~~must~~ shall be
129 established by a written resolution adopted by the board or
130 provided by a written management, bookkeeping, or maintenance
131 contract and is payable at the time upon the preparation of the
132 certificate is ordered. If a fee for an estoppel certificate is
133 paid in conjunction with the sale or mortgage of a unit but the
134 closing does not occur and no later than 30 days after the
135 closing date for which the certificate was sought the preparer
136 receives a written request, accompanied by reasonable
137 documentation that the closing sale did not occur from a payor
138 that is not the unit owner, then the fee shall be refunded to
139 that payor within 30 days after receipt of the request. The
140 refund is the obligation of the unit owner, and the association
141 may collect it from that owner in the same manner as an

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142 ~~assessment against the unit as provided in this chapter the~~
143 ~~certificate is requested in conjunction with the sale or~~
144 ~~mortgage of a unit but the closing does not occur and no later~~
145 ~~than 30 days after the closing date for which the certificate~~
146 ~~was sought the preparer receives a written request, accompanied~~
147 ~~by reasonable documentation, that the sale did not occur from a~~
148 ~~payor that is not the unit owner, the fee shall be refunded to~~
149 ~~that payor within 30 days after receipt of the request. The~~
150 ~~refund is the obligation of the unit owner, and the association~~
151 ~~may collect it from that owner in the same manner as an~~
152 ~~assessment as provided in this section.~~

153 (i) In the event the association fails to issue a refund
154 within the 30 day time period set forth in subparagraph (h), and
155 after all conditions precedent to the issuance of such refund
156 have been satisfied, the payor shall so notify the association
157 in writing. If the association fails to issue the refund within
158 5 days from the date of such notice, the payor shall be entitled
159 to, and the association shall be required to refund to the
160 payor, a sum equal to 3 times the original refund amount.

161 (j) The right to a refund as set forth in this section may
162 not be abrogated or abridged by the association or its agent,
163 and any language to the contrary contained within the estoppel
164 certificate shall be a nullity and be given no force or effect.
165 A payor receiving an estoppel certificate containing language
166 indicating that the fee for an estoppel is non-refundable in

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167 full or in part shall be entitled to recover actual damages or
168 minimum damages for the association's failure to comply with
169 this subsection. The minimum damages shall be equal to 3 times
170 the original refund amount.

171 (k) The fees set forth in this section shall be adjusted
172 every 3 years in an amount equal to the annual increases for
173 that 3-year period in the Consumer Price Index for All Urban
174 Consumers, U.S. City Average, All Items. The Department of
175 Business and Professional Regulation shall periodically
176 calculate the fees, rounded to the nearest dollar, and publish
177 the amounts, as adjusted, on its website.

178 Section 2. Subsection (6) of section 719.108, Florida
179 Statutes, is amended to read:

180 719.108 Rents and assessments; liability; lien and
181 priority; interest; collection; cooperative ownership.—

182 (6) An association shall designate, and provide when
183 requested, the name and physical or electronic address of a
184 person or entity to be responsible for receiving requests for
185 issuance of an estoppel certificate. In addition, associations
186 having a website shall make such information available thereon.
187 Upon receiving a written or electronic request for an estoppel
188 certificate from a unit owner, a unit owner's designee, a unit
189 mortgagee, or a unit mortgagee's designee, an association shall
190 issue such certificate to the requesting party within 10
191 business days. The estoppel certificate shall be delivered by

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192 United States mail, by hand delivery, or by electronic
193 transmission, to the requesting party on the date of issuance.
194 For purposes of this section, deposit of the certificate in the
195 United States mail or the electronic delivery of a downloadable
196 link to the certificate, shall constitute delivery. ~~Within 15~~
197 ~~days after request by a unit owner or mortgagee, the association~~
198 ~~shall provide a certificate stating all assessments and other~~
199 ~~moneys owed to the association by the unit owner with respect to~~
200 ~~the cooperative parcel. Any person other than the unit owner who~~
201 ~~relies upon such certificate shall be protected thereby.~~

202 (a) The estoppel certificate must contain all of the
203 following information as set forth in the official records of
204 the association and may include additional information as
205 determined by the association:

206 1. Date of issuance;

207 2. Name of unit owner reflected in the books and records of
208 the association;

209 3. Unit designation and address;

210 4. Attorney's name and contact information if the account
211 is delinquent and has been turned over to an attorney for
212 collection;

213 5. Fee for the preparation and delivery of the estoppel
214 certificate;

215 6. Name of the requestor;

216 7. The amount and frequency of the regular periodic

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217 assessment against the unit;

218 8. The date through which the regular periodic assessment
219 is paid;

220 9. The date upon which the next installment of the regular
221 periodic assessment is due;

222 10. An itemized list of all assessments , special
223 assessments, and other moneys owed by the unit owner to the
224 association on the date of issuance;

225 11. An itemized list of any additional assessments, special
226 assessments, and other moneys that are scheduled to become due
227 during the estoppel certificate's effective period that are
228 known on the date of issuance;

229 12. Whether there is a capital contribution fee, resale
230 fee, transfer fee, association application fee or other fee due
231 and, if so, the type and amount of the fee due;

232 13. Whether there are any open violations of the governing
233 documents or rules and regulations of the association noticed to
234 the unit owner in the association's official records;

235 14. The contact information for all insurance maintained by
236 the association; and

237 15. The signature of an officer or authorized agent of the
238 association.

239 (b) An estoppel certificate that is hand delivered or sent
240 by electronic means has a 30-day effective period. An estoppel
241 certificate that is sent by regular mail has a 35-day effective

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242 period. If additional information or a mistake related to the
243 estoppel certificate becomes known to the association within the
244 effective period, an amended estoppel certificate may be
245 delivered and becomes effective if a sale or refinancing of the
246 unit has not been completed during the effective period. A fee
247 may not be charged for such an amended estoppel certificate. An
248 amended estoppel certificate must be delivered on the date of
249 issuance, and a new 30-day or 35-day effective period begins on
250 such date.

251 (c) An association waives the right to collect any moneys
252 owed prior to the date of issuance in excess of the amounts
253 specified in the estoppel certificate from any person who, or on
254 whose behalf the certificate was requested, and from such
255 person's successors and assigns.

256 (d) A summary proceeding pursuant to s. 51.011 may be
257 brought to compel compliance with this subsection, and in any
258 such action the prevailing party is entitled to recover
259 reasonable attorney fees.

260 (e) Notwithstanding any limitation on transfer fees
261 contained in s. 719.106(1)(i), ~~an~~ the association or its
262 ~~authorized~~ agent may charge a reasonable fee for the preparation
263 and delivery of the estoppel certificate, which may not exceed
264 \$250 if, on the date the certificate is issued, no delinquent
265 amounts are owed to the association for the applicable unit. If
266 an estoppel certificate is requested on an expedited basis and

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267 delivered within 3 business days after the request, the
268 association may charge an additional fee of \$100. If an estoppel
269 certificate is requested and delivered on a more expedited basis
270 which is less than 3 business days, the association may charge
271 such additional fee as the association and the party requesting
272 the estoppel certificate may mutually agree. If a delinquent
273 amount is owed to the association for the applicable unit, an
274 additional fee for the estoppel certificate may not exceed \$200.

275 (f) If an association receives a request for an estoppel
276 certificate from a unit owner or the unit owner's designee, or a
277 unit mortgagee or the unit mortgagee's designee, and fails to
278 deliver the estoppel certificate within 10 business days, a fee
279 may not be charged for the preparation and delivery of that
280 estoppel certificate.

281 (g) If estoppel certificates for multiple units owned by
282 the same owner are simultaneously requested from the same
283 association and there are no past due monetary obligations owed
284 to the association, the statement of moneys due for those units
285 may be delivered in one or more estoppel certificates, and, even
286 though the fee for each unit shall be computed as set forth in
287 paragraph (e), the total fee that the association may charge for
288 the preparation and delivery of the estoppel certificates may
289 not exceed, in the aggregate:

- 290 1. For 25 or fewer units, \$750.
291 2. For 26 to 50 units, \$1,000.

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292 3. For 51 to 100 units, \$1,500.

293 4. For more than 100 units, \$2,500.

294 (h) The authority to charge a fee for the preparation and
295 delivery of the estoppel certificate must be established by a
296 written resolution adopted by the board or provided by a written
297 management, bookkeeping, or maintenance contract and is payable
298 at the time the certificate is ordered. If a fee for an estoppel
299 certificate is paid in conjunction with the sale or mortgage of
300 a unit but the closing does not occur and no later than 30 days
301 after the closing date for which the certificate was sought the
302 preparer receives a written request, accompanied by reasonable
303 documentation that the closing sale did not occur from a payor
304 that is not the unit owner, then the fee shall be refunded to
305 that payor within 30 days after receipt of the request. The
306 refund is the obligation of the unit owner, and the association
307 may collect it from that owner in the same manner as an
308 assessment against the unit as provided in this chapter.

309 (i) In the event the association fails to issue a refund
310 within the 30 day time period set forth in subparagraph (h), and
311 after all conditions precedent to the issuance of such refund
312 have been satisfied, the payor shall so notify the association
313 in writing. If the association fails to issue the refund within
314 5 days from the date of such notice, the payor shall be entitled
315 to, and the association shall be required to refund to the
316 payor, a sum equal to 3 times the original refund amount.

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317 (j) The right to a refund as set forth in this section may
318 not be abrogated or abridged by the association or its agent,
319 and any language to the contrary contained within the estoppel
320 certificate shall be a nullity and be given no force or effect.
321 A payor receiving an estoppel certificate containing language
322 indicating that the fee for an estoppel is non-refundable in
323 full or in part shall be entitled to recover actual damages or
324 minimum damages for the association's failure to comply with
325 this subsection. The minimum damages shall be equal to 3 times
326 the original refund amount.

327 (k) The fees set forth in this section shall be adjusted
328 every 3 years in an amount equal to the annual increases for
329 that 3-year period in the Consumer Price Index for All Urban
330 Consumers, U.S. City Average, All Items. The Department of
331 Business and Professional Regulation shall periodically
332 calculate the fees, rounded to the nearest dollar, and publish
333 the amounts, as adjusted, on its website.

334 Section 3. Section 720.30851, Florida Statutes, is amended
335 to read:

336 720.30851 Estoppel certificates.-

337 (1) An association shall designate, and provide when
338 requested, the name and physical or electronic address of a
339 person or entity to be responsible for receiving requests for
340 issuance of an estoppel certificate. In addition, associations
341 having a website shall make such information available thereon.

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342 Upon receiving a written or electronic request for an estoppel
343 certificate from a unit owner, a unit owner's designee, a unit
344 mortgagee, or a unit mortgagee's designee, an association shall
345 issue such certificate to the requesting party within 10
346 business days. The estoppel certificate shall be delivered by
347 United States mail, by hand delivery, or by electronic
348 transmission, to the requesting party on the date of issuance.
349 For purposes of this section, deposit of the certificate in the
350 United States mail or the electronic delivery of a downloadable
351 link to the certificate, shall constitute delivery.

352 (a) The estoppel certificate must contain all of the
353 following information as set forth in the official records of
354 the association and may include additional information as
355 determined by the association:

356 1. Date of issuance;

357 2. Name of unit owner reflected in the books and records of
358 the association;

359 3. Unit designation and address;

360 4. Attorney's name and contact information if the account
361 is delinquent and has been turned over to an attorney for
362 collection;

363 5. Fee for the preparation and delivery of the estoppel
364 certificate;

365 6. Name of the requestor;

366 7. The amount and frequency of the regular periodic

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367 assessment against the unit;

368 8. The date through which the regular periodic assessment
369 is paid;

370 9. The date upon which the next installment of the regular
371 periodic assessment is due;

372 10. An itemized list of all assessments , special
373 assessments, and other moneys owed by the unit owner to the
374 association on the date of issuance;

375 11. An itemized list of any additional assessments, special
376 assessments, and other moneys that are scheduled to become due
377 during the estoppel certificate's effective period that are
378 known on the date of issuance;

379 12. Whether there is a capital contribution fee, resale
380 fee, transfer fee, association application fee or other fee due
381 and, if so, the type and amount of the fee due;

382 13. Whether there are any open violations of the governing
383 documents or rules and regulations of the association noticed to
384 the unit owner in the association's official records;

385 14. The contact information for all insurance maintained by
386 the association; and

387 15. The signature of an officer or authorized agent of the
388 association.

389 (b) An estoppel certificate that is hand delivered or sent
390 by electronic means has a 30-day effective period. An estoppel
391 certificate that is sent by regular mail has a 35-day effective

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392 period. If additional information or a mistake related to the
393 estoppel certificate becomes known to the association within the
394 effective period, an amended estoppel certificate may be
395 delivered and becomes effective if a sale or refinancing of the
396 unit has not been completed during the effective period. A fee
397 may not be charged for such an amended estoppel certificate. An
398 amended estoppel certificate must be delivered on the date of
399 issuance, and a new 30-day or 35-day effective period begins on
400 such date.

401 (c) An association waives the right to collect any moneys
402 owed prior to the date of issuance in excess of the amounts
403 specified in the estoppel certificate from any person who, or on
404 whose behalf the certificate was requested, and from such
405 person's successors and assigns. Within 15 days after the date
406 on which a request for an estoppel certificate is received from
407 a parcel owner or mortgagee, or his or her designee, the
408 association shall provide a certificate signed by an officer or
409 authorized agent of the association stating all assessments and
410 other moneys owed to the association by the parcel owner or
411 mortgagee with respect to the parcel. An association may charge
412 a fee for the preparation of such certificate, and the amount of
413 such fee must be stated on the certificate.

414 ~~(1) Any person other than a parcel owner who relies upon a~~
415 ~~certificate receives the benefits and protection thereof.~~

416 (d)(2) A summary proceeding pursuant to s. 51.011 may be

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417 brought to compel compliance with this section, and the
418 prevailing party is entitled to recover reasonable attorney
419 attorney's fees.

420 (e) An association or its authorized agent may charge a
421 reasonable fee for the preparation and delivery of an estoppel
422 certificate, which may not exceed \$250 if, on the date the
423 certificate is issued, no delinquent amounts are owed to the
424 association for the applicable unit. If an estoppel certificate
425 is requested on an expedited basis and delivered within 3
426 business days after the request, the association may charge an
427 additional fee of \$100. If an estoppel certificate is requested
428 and delivered on a more expedited basis which is less than 3
429 business days, the association may charge such additional fee as
430 the association and the party requesting the estoppel
431 certificate may mutually agree. If a delinquent amount is owed
432 to the association for the applicable unit, an additional fee
433 for the estoppel certificate may not exceed \$200.

434 (f) If an association receives a request for an estoppel
435 certificate from a unit owner or the unit owner's designee, or a
436 unit mortgagee or the unit mortgagee's designee, and fails to
437 deliver the estoppel certificate within 10 business days, a fee
438 may not be charged for the preparation and delivery of that
439 estoppel certificate.

440 (g) If estoppel certificates for multiple units owned by
441 the same owner are simultaneously requested from the same

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442 association and there are no past due monetary obligations owed
443 to the association, the statement of moneys due for those units
444 may be delivered in one or more estoppel certificates, and, even
445 though the fee for each unit shall be computed as set forth in
446 paragraph (e), the total fee that the association may charge for
447 the preparation and delivery of the estoppel certificates may
448 not exceed, in the aggregate:

449 1. For 25 or fewer units, \$750.

450 2. For 26 to 50 units, \$1,000.

451 3. For 51 to 100 units, \$1,500.

452 4. For more than 100 units, \$2,500.

453 (h)(3) The authority to charge a fee for the preparation
454 and delivery of the estoppel certificate must shall be
455 established by a written resolution adopted by the board or
456 provided by a written management, bookkeeping, or maintenance
457 contract and is payable at the time upon the preparation of the
458 certificate is ordered. If a fee for an estoppel the certificate
459 is paid requested in conjunction with the sale or mortgage of a
460 parcel but the closing does not occur and no later than 30 days
461 after the closing date for which the certificate was sought the
462 preparer receives a written request, accompanied by reasonable
463 documentation, that the sale did not occur from a payor that is
464 not the parcel owner, the fee shall be refunded to that payor
465 within 30 days after receipt of the request. The refund is the
466 obligation of the parcel owner, and the association may collect

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467 it from that owner in the same manner as an assessment as
468 provided in this chapter section.

469 (i) In the event the association fails to issue a refund
470 within the 30 day time period set forth in subparagraph (h), and
471 after all conditions precedent to the issuance of such refund
472 have been satisfied, the payor shall so notify the association
473 in writing. If the association fails to issue the refund within
474 5 days from the date of such notice, the payor shall be entitled
475 to, and the association shall be required to refund to the
476 payor, a sum equal to 3 times the original refund amount.

477 (j) The right to a refund as set forth in this section may
478 not be abrogated or abridged by the association or its agent,
479 and any language to the contrary contained within the estoppel
480 certificate shall be a nullity and be given no force or effect.
481 A payor receiving an estoppel certificate containing language
482 indicating that the fee for an estoppel is non-refundable in
483 full or in part shall be entitled to recover actual damages or
484 minimum damages for the association's failure to comply with
485 this subsection. The minimum damages shall be equal to 3 times
486 the original refund amount.

487 (2) The fees set forth in this section shall be adjusted
488 every 3 years in an amount equal to the annual increases for
489 that 3-year period in the Consumer Price Index for All Urban
490 Consumers, U.S. City Average, All Items. The Department of
491 Business and Professional Regulation shall periodically

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492 calculate the fees, rounded to the nearest dollar, and publish
493 the amounts, as adjusted, on its website.

494 Section 4. This act shall take effect July 1, 2017.

495

496

497

T I T L E A M E N D M E N T

498

Remove everything before the enacting clause and insert:

499

An act relating to estoppel certificates; amending ss. 718.116,

500

719.108, and 720.30851, F.S.; revising requirements relating to

501

the issuance of an estoppel certificate to specified persons;

502

requiring a condominium, cooperative, or homeowners' association

503

to designate a street or e-mail address when requested and on

504

its website for estoppel certificate requests; specifying

505

delivery requirements for an estoppel certificate; requiring

506

that an estoppel certificate contain certain information;

507

providing an effective period for an estoppel certificate based

508

upon the date of issuance and form of delivery; providing that

509

an association waives a specified claim against a person or such

510

person's successors or assigns who rely on the estoppel

511

certificate; prohibiting an association from charging a

512

preparation and delivery fee or making certain claims if it

513

fails to deliver an estoppel certificate within certain

514

timeframes; revising fee requirements for preparing and

515

delivering an estoppel certificate under various circumstances;

516

authorizing the statement of moneys due to be delivered in one

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517 | or more estoppel certificates under certain circumstances;
518 | providing limits on a total fee charged for the preparation and
519 | delivery of estoppel certificates; requiring the fee for an
520 | estoppel certificate to be paid from specified proceeds under
521 | certain circumstances; requiring that the authority to charge a
522 | fee for the estoppel certificate be established by a specified
523 | written resolution or provided by a written management,
524 | bookkeeping, or maintenance contract; providing penalties for
525 | not issuing a refund in a timely manner; providing that the
526 | right to a refund may not be abrogated or abridged; providing
527 | penalties for an association indicating the right to a refund is
528 | abrogated or abridged; deleting obsolete provisions; conforming
529 | provisions to changes made by the act; providing an effective
530 | date.

PCS for HB 483 Strike1

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