

CALL 2018 Bill Report**3/2/2018****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	8/31/2017 HOUSE Filed 9/6/2017 HOUSE Referred to Civil Justice & Claims Subcommittee; Judiciary Committee 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	2/14/2018 HOUSE Substituted for HB 0271; Read Second Time; Read Third Time; Passed (Vote: 111 Yeas / 0 Nays) 2/20/2018 SENATE Ordered engrossed, then enrolled 2/20/2018 SENATE Enrolled Text (ER) Filed
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	2/28/2018 SENATE On Committee agenda - Rules, 03/01/18, 9:00 am, 412 K 3/1/2018 SENATE Favorable with CS by Rules; 13 Yeas, 0 Nays 3/2/2018 SENATE Committee Substitute Text (C1) Filed
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	1/25/2018 HOUSE Placed on Calendar, on 2nd reading 2/8/2018 HOUSE Placed on Special Order Calendar, 02/14/18 2/14/2018 HOUSE Read Second Time; Substituted for SB 0220; Laid on Table, Refer to SB 0220

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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	10/19/2017 HOUSE Filed 11/1/2017 HOUSE Referred to Careers & Competition Subcommittee; Government Operations & Technology Appropriations Subcommittee; Commerce Committee 11/1/2017 HOUSE Now in Careers & Competition Subcommittee
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 conduct, transaction or occurrence set out or attempted to be set out in a pleading for which such claims relate, etc. Effective Date: 7/1/2018	2/28/2018 SENATE On Committee agenda - Rules, 03/01/18, 9:00 am, 412 K 3/1/2018 SENATE Favorable by Rules; 11 Yeas, 0 Nays 3/2/2018 SENATE Placed on Calendar, on 2nd reading

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HB 617	Covenants and Restrictions	Edwards-Walpole	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	2/1/2018 HOUSE Favorable by Judiciary Committee; 18 Yeas, 0 Nays 2/1/2018 HOUSE Placed on Calendar, on 2nd reading 2/27/2018 HOUSE Placed on Special Order Calendar, 03/02/18
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	11/9/2017 HOUSE Filed 11/15/2017 HOUSE Referred to Commerce Committee; Government Operations & Technology Appropriations Subcommittee; Judiciary Committee 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	10/27/2017 SENATE Filed 11/8/2017 SENATE Referred to Judiciary; Commerce and Tourism; Rules

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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	11/2/2017 SENATE Filed 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	1/25/2018 HOUSE Temporarily Postponed by Judiciary Committee 2/5/2018 HOUSE On Committee agenda - Judiciary Committee, 02/07/18, 9:00 am, 404 H 2/7/2018 HOUSE Temporarily Postponed by Judiciary Committee
HB 773	Vacation Rentals	La Rosa	Vacation Rentals: Requires uniform application of local law, ordinance, or regulation relating to vacation rental; revises applicability to include certain amendments to local law, ordinance, or regulation. Effective Date: upon becoming a law	2/20/2018 HOUSE On Committee agenda - Government Accountability Committee, 02/22/18, 9:00 am, 17 H 2/22/2018 HOUSE Favorable with CS by Government Accountability Committee; 13 Yeas, 11 Nays 2/24/2018 HOUSE Committee Substitute Text (C1) Filed

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HB 789	Listings for Vacation Rental Property	Stevenson	Listings for Vacation Rental Property: Requires person engaged in leasing, renting, letting, or granting of licenses for use of vacation rentals to display valid certificate of registration number in each rental listing or advertisement; provides penalties for noncompliance. Effective Date: July 1, 2018	11/21/2017 HOUSE Filed 12/8/2017 HOUSE Referred to Careers & Competition Subcommittee; Commerce Committee 12/8/2017 HOUSE Now in Careers & Competition Subcommittee
HB 841	Community Associations	Moraitis	Community Associations: Specifies that community associations may represent owners in certain proceedings; specifies that community associations may be party to certain actions; revises provisions related to community associations including recordkeeping & financial reporting requirements, documents required to be posted online, bylaws, board term limits, rulemaking, owner responsibilities, board member recall & challenge requirements, conflicts of interest, fines & suspensions, classification as bulk assignee or buyer, board member requirements, voting procedures, common expenses, election requirements, amending governing documents, renting or leasing parcel owner's home, & certain notices be delivered in specified ways; provides directors or officers delinquent in payments are deemed to have abandoned office; provides that unit owners may install electronic vehicle charging stations & provides requirements for such installation; provides when such charging station may be basis of lien. Effective Date: July 1, 2018	2/28/2018 HOUSE Engrossed Text (E1) Filed 3/1/2018 HOUSE Read Third Time; Passed (Vote: 110 Yeas / 4 Nays) 3/1/2018 SENATE In Messages
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	12/5/2017 HOUSE Filed 12/13/2017 HOUSE Referred to Agriculture & Property Rights Subcommittee; Civil Justice & Claims Subcommittee; Commerce Committee 12/13/2017 HOUSE Now in Agriculture & Property Rights Subcommittee

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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	11/14/2017 SENATE Filed 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	1/30/2018 HOUSE Favorable with CS by Careers & Competition Subcommittee; 8 Yeas, 7 Nays 1/31/2018 HOUSE Committee Substitute Text (C1) Filed 2/5/2018 HOUSE Now in Government Operations & Technology Appropriations 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	12/6/2017 SENATE Filed 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 1/11/2018 SENATE Referred to Regulated Industries; Judiciary; Rules

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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 the list of documents that the association is required to post online; 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	2/8/2018 SENATE On Committee agenda - Community Affairs, 02/13/18, 10:00 am, 301 S 2/13/2018 SENATE Favorable by Community Affairs; 6 Yeas, 0 Nays 2/13/2018 SENATE Now in Rules
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 1/11/2018 SENATE Referred to Regulated Industries; Children, Families, and Elder Affairs; Rules
SB 1400	Vacation Rentals	Steube	Vacation Rentals; (THIS BILL COMBINES S1400 & 1640) Creating the "Florida Vacation Rental Act"; preempting certain 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 landlord and tenant provisions; requiring the division to inspect vacation rentals when necessary to respond to emergencies and epidemiological conditions; grandfathering certain local laws, ordinances, and regulations, etc. Effective Date: 7/1/2018	2/8/2018 SENATE Favorable with CS by Regulated Industries; 9 Yeas, 1 Nay 2/9/2018 SENATE Committee Substitute Text (C2) Filed 2/14/2018 SENATE Now in Appropriations
SB 1432	Community Association Fire and Life Safety Systems	Farmer, Jr.	Community Association Fire and Life Safety Systems; Requiring certain condominium or cooperative associations to post certain signs or symbols on buildings; revising provisions relating to evidence of condominium and cooperative association compliance with the fire and life safety code; revising unit and common elements required to be retrofitted, etc. Effective Date: 7/1/2018	1/2/2018 SENATE Filed 1/12/2018 SENATE Referred to Community Affairs; Regulated Industries; Rules

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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 1/12/2018 SENATE Referred to Regulated Industries; Community Affairs; Rules
SB 1640	Vacation Rentals	Simmons	Vacation Rentals; (THIS BILL COMBINED IN CS/1400 & 1640) Requiring persons engaged in certain public lodging-related transactions to display a valid certificate of registration number in rental listings or advertisements; revising the inspection responsibilities of the Division of Hotels and Restaurants regarding vacation rentals; authorizing the division to refuse to issue or renew or to suspend or revoke the license of a public lodging establishment subject to a local final order directing the establishment to cease operations, etc. Effective Date: Except as otherwise expressly provided in this act and except for this section, which shall take effect upon this act becoming a law, this act shall take effect October 1, 2018	1/12/2018 SENATE Referred to Community Affairs; Regulated Industries; Appropriations 1/25/2018 SENATE On Committee agenda - Community Affairs, 01/30/18, 10:00 am, 301 S - PCS 1/30/2018 SENATE CS combines this bill with SB 1400; Original bill laid on Table, refer to combined SB 1400
SB 1768	Community Associations	Torres, Jr.	Community Associations; Requiring the Division of Florida Condominiums, Timeshares, and Mobile Homes of the Department of Business and Professional Regulation to establish the Office of Community Association Hearings; allowing the division to certify attorneys who are not employed by the division to act as community association hearing officers under specified conditions; specifying grounds for which a community association hearing officer may be terminated, etc. Effective Date: 7/1/2018	1/5/2018 SENATE Filed 1/12/2018 SENATE Referred to Regulated Industries; Appropriations Subcommittee on General Government; Appropriations