2019 CAHU Bill Report
3/11/2019

Origin of Bill	Related Bills	Date Filed	Sponsor/District	Regarding / Statute(s) Amended	Referred Committee(s) / Comm. Chair	Current status	Proposed Effective Date	Proposed Amendments to Original Bills			
HB 155	SB 1442 (Identical)	1/2/2019	John Cortes - D (District 43)/ Co-Sponsor J. Geller (D - Dist. 100 - Broward/Miami)/Killebrew	740.303 / HOA Board Recalls "Community Recall Act" - inserts physical residency requirement for voting interests petitioning to recall Board	(1) **Business & Professions;** (Chair: H. **Fitzenhagen** - R. Dist. 78); (2) **Civil Justice** (Chair: B. **Rommel** - R. Dist. 106); (3) **Commerce** (Chair: Chair: M. **La Rosa** - R. Dist. 42)	**As of 3/11/2019 in Business & Professions** **Introduced HI 33**	7/1/2019				
HB 91	SB 462 (Identical)	12/12/2018	Thad Altman - R (District 52)/Co-Sponsor (Civil Justice)	48.23 / Lis Pendens - specifically adds that a person acquiring a "lien" on a property during course of litigation takes lien free and clear where party failed to record lis pendens or where lis pendens has expired	(1) **Civil Justice**; (Chair: B. **Rommel** - R. Dist. 106) (2) **Justice Appropriations** (Chair: C. **Yarborough** - R. Dist. 12) ; (3) **Judiciary** (Chair: P. **Renner** - R. Dist. 24)	**Civil Justice Agenda Y- 14 N-0** **Judiciary Y: 14; N-0** **Placed on House Calendar for Second reading**	upon becoming law				
HB 153	SB 1248 (Identical)	1/2/2019	John Cortes - D (District 43)/Co-Sponsored by D. Joseph (Dist. 108 - Miami)	83.51 / Landlord - Tenant - Adds requirement that landlord must provide tenant copy of restrictive covenants at the time rental agreement is executed. Also requires that Landlord must provide tenant via certified mail with copy of any amendments to same w	(1) **Business & Professions;** (Chair: H. **Fitzenhagen** - R. Dist. 78); (2) **Civil Justice**; (Chair: B. **Rommel** - R. Dist. 106); **(3) Judiciary** (Chair: P. Renner - R. Dist. 24)	**As of 3/11/19** currently in **Civil Justice** **Intoduced HI 33**	7/1/2019				
HB 389	SB 1332 (Identical)	1/22/2019	Jay Grill-Mandi D - (District 30)	83.491 / - No- Smoking Policy - New provision which requires landlords to provide written notice of the tobacco smoking policy to the tenant. Tenant must confirm receipt of policy in writing	(1) **Civil Justice;** (Chair: B. Rommel - R. Dist. 106) (2) **Business & Professions;** (Chair: H. Fitzenhagen - R. Dist. 78); (3) **Judiciary** (Chair: P. Renner - R. Dist. 24)	**As of 3/11/19** currently in **Civil Justice** **Intoduced HI 51**	7/1/2019				
HB 565	HB 958 (Identical) SB 1142 (Similar)	1/25/2019	Patricia Williams - D (District 92)/T. Davis D - Dist. 13 Duval)	760.07 / - Housing Discrimination - Removes housing discrimination as a cause of action under the Florida Civil Rights Act of 1992	**(1) Gov't Operations &** Technology (Chair: J. Williamson - R. Dist. 3) **(2) Judiciary** (Chair: P. Renner - R. Dist. 24) **(3) Civil Justice** (Chair: B. Rommel - R. Dist. 106)	**As of 3/11/19** currently in **Civil Justice** **Introduced HI 66**	upon becoming law				
HB 647	HB 723 - Donalds (Compan) SB 908 - Hooper (Compan) SB 1152 - Pizzo - Compan) SB 1732 (Farmer - Compan)	2/5/2019	Michael Greco - D (Dist. 113)/Rommel	718.112/719.1055 - Engineered Life Safety System - allows condos and coops to opt out of ELSS with 2/3 approval of all voting interest in the community. Exempts from retrofit requirements building fewer than 75 ft. high; requirements for condos who op	**(1) Business and Professions** (Chair: H. Fitzenhagen - R. Dist. 78); **(2) Gov't Operations and Technology** (Chair: J. Williamson - R. Dist. 3) **(3) Commerce** (Chair: Chair: M. La Rosa - R. Dist. 42)	**Business & Professions Y: 8, N: 7** **As of 3/11** currently in Gov't Operations and Tech.	7/1/2019				
HB 723	SB 908 - Hooper (Similar) SB 1152 - Pizzo HB 647 Greco - Compare	2/8/2019	Byron Donalds - R (Dist. 80)	718.112 - Retrofit - requiring all residential high rise buildings to retrofit common areas and each individual unit with a fire sprinkler system or ELSS; removes opt-out option via owner vote; Compliance by January 1, 2022; penalty of $500/day for non-compliance; requires State Fire Marshal to adopt uniform submission procedure for inspection reports; Association must obtain necessary permits by Dec. 31, 2019 and pass final inspection by Dec. 31 2021; creates Section 718.120(4) which allows association option to be assessed on the whole as a condo as opposed to assigning additional value of fire safety improvement to each unit.	**(1) Business and Professions** (Chair: H. Fitzenhagen - R. Dist. 78); **(2) Gov't Operations and Technology** (Chair: J. Williamson - R. Dist. 3) **(3) Commerce** (Chair: Chair: M. La Rosa - R. Dist. 42)	As of 3/11/19 currently in **Business & Professions** **Intoduced HI 78**	7/1/2019				
HB 721	SB 1128 (Diaz) Identical	2/8/2019	Sam Killebrew - R (Dist. 41)/Sabatini (R - Dist. 32 Lake)	413.08 - Emotional Support Animals - provides definition for emotion support animal; allows housing accommodation (i.e.: association) to request written documentation from a healthcare provider verifying owner's need for emotional support animal; provides penalties for falsifying documentation related to emotional support animal.	**(1) Civil Justice Subcommittee Civil Justice;** (Chair: B. Rommel - R. Dist. 106); **(2) Children, Families & Seniors Subcommittee** (Chair: M. Ponder - R. Dist. 4 - Okaloosa) **(3) Judiciary Committee Judiciary** (Chair: P. Renner - R. Dist. 24)	As of 3/11/19 currently in **Civil Justice** **Intoduced HI 78**	7/1/2019				
HB 551	SB 668 (Identical)	1/24/2019	Dan McClain - R (Dist. 21)/C. Stone - R (Dis. 22 Ocala)	823.05 - Public Nuisances - designates as a "public nuisance" any place that has been used on more than two occasions within a 6 month period for certain criminal activity; if a rental property is declared a nuisance under this section is it not subject to injunction or abat	(1) **Civil Justice;** (Chair: B. Rommel - R. Dist. 106) ; (2) **Local/Federal/Veterans** (B. Payne - R. Dist. 19); (3) **Judiciary**(P. Renner - R., Dist. 24)	As of 3/11/2019 in **Civil Justice** **Intoduced HI 66**	7/1/2019				
HB 435	SB 1430 (Similar)	1/22/2019	Wyman Duggan (Dist.15 Jacksonville)	721 (Timeshares) - requires that timeshare resale service providers must provide service or plan which assists purchasers with existing their timeshare agreement; Relief service agreements must be in writing and imposes a "cool off period" for purchasers who change their mind without penalty within 10 days of signing the agreement; requires certain statements re: the exit assistance or relief program to be included in the agreement;	(1) **Business & Professions Subcommittee** (Chair: H. Fitzenhagen - R. Dist. 78); **(2) Government Operations & Technology** (Chair: J. Williamson - R. Dist. 3) Appropriations Subcommittee **(3) Commerce Committee** (Chair: M. LaRosa - R. Dist. Osceola County)	As of 3/11/19 currently in **Business & Professions** **Intoduced HI 55**	7/1/2019				
HB 1075	SB1362 (Identical)	2/25/2019	Anthony Rodriguez (R - Dist. 118 Miami)	627.714/712.05/718/719/720 - Community Association General - provides that condo gov. docs can be amended if approved by majority of total voting interest (allows gov. docs to provide for lower percentage); provides that improvements installed by unit owner for reconstruction or repair after loss with permission as provided in gov. doc are considered approved per 718.113 as long as provision allows all or substantially all owners to proceed with approved planned improvement and amendment was approved by consent of a least a majority of all voting interests.; requires association maintain bids for contract work for at least one year from receipt of bid; clarifies " all other written records of the association" do not include records contained on personal computers or devices of officers or directors; excludes electronic correspondence between board or committee members unless they are also located on a computer maintained by the association; allows the association to require unit owner to state reason or purpose for inspection and to limit owner's right to inspect records to less than one 8 hour business day per month; authorizes the association to charge a transfer cost associated with sale, mortgage lease or other transfer of unit including cost for background check if association has authority to approve transfer; limits additional admin and services costs per applicant; removes 1 year time limit on condo liens; authorizes board to adopt procedure for deadlines and addressing motions when using online voting; authorizes a condo fine to exceed $1k if allowed by gov. docs; automatically designates a fine that is $1k or more as an assessment; condo fines due 5 days after notice to owners of committee approval; 720 - HOA ACT - allows board to adopt procedure for posting board meeting notices online and via email; adds ballots, sign in sheet and all other documentation (written and electronic) related to voting to be maintained in the association's official records for at least 1 year from the vote or meeting; exempts from official records electronic correspondence between board members on their personal computers or devices; fine of $1k or more automatically considered an assessment; provides that HOA gov. docs can be amended if approved by majority of total voting interest (allows gov. docs to provide for lower percentage); requires notice from HOA to go to address designated in association official records and not on property appraiser's website; automatically extends duration of lien if Association is prevented from enforcing lien due to automatic stay from bankruptcy; in the event of covenant revitalization, allows the committee to provide proposed revised documents to members in electronic format; allows approval of revised docs without a meeting if majority of parcel owners consent in writing	(1) **Civil Justice;** (Chair: B. Rommel - R. Dist. 106) (2) **Commerce Committee** (Chair: M. LaRosa - R. Dist. Osceola County) (3)**Business & Professions Subcommittee** (Chair: H. Fitzenhagen - R. Dist. 78);	As of 3/11/19 currently in **Business & Professions** **Introduced**	7/1/2019				
HB 911	SB 1246 (Similar)	2/28/2019	David Santiago (R - Dist. 27 Volusia)	558.01 - Construction Defect - requiring participation of parties in mandatory non-binding arbitration at least 180 after parties have been joined in action; requirements of arbitrator statement	(1) **Civil Justice;** (Chair: B. Rommel - R. Dist. 106) (2) **Business & Professions;** (Chair: H. Fitzenhagen - R. Dist. 78); (3) **Judiciary** (Chair: P. Renner - R. Dist. 24)	As of 3/11/19 currently in **Civil Justice** **Intoduced**	7/1/2019				
HB 1259	SB 610 (Similar)	3/3/2019	J. Fernandez (D - Dist. 114	718.111/718.129 - Div. of Condominiums, Timeshares and Mobile Homes - exempts Division from transferring unappropriated cash balances to General Rev Fund and Budget Stabilization Fund; providing that any director or manager who accepts thing of value or "kick back" commits third degree felony; any director who repeatedly (twice or more within 12 months) violates official rules inspection policy commits second degree felony; person who knowingly/intentionally violates accounting records policy commits first degree felony; use of association debit card unlawfully commits theft; creates and defines section on "fraudulent voting activities" - third degree felony;	**(1) Judiciary;(Chair: P. Renner - R. Dist. 24)** **(2) Appropriations (Chair: W. Cummings - R. Dist. 18 Clay)** **(3) Civil Justice (Chair: B. Rommel - R. Dist. 106)**	As of 3/11/19 currently in **Civil Justice** **Introduced**	10/1/2019				
SENATE BILLS											

2019 CAUS Bill Report
2/17/2019

Origin of Bill	Related Bills	Date Filed	Sponsor/District	Regarding / Statute(s) Amended	Referred Committee(s) / Comm. Chair	Current status	Proposed Effective Date	Proposed Amendments to Original Bills			
SB 182	SB 372 (Compare) SB 1322 (Compare) HB 7015 (Compare)	1/28/2019	Jeff Brandes - R (District 24)S. Stewart - D (Dist. 13 - Orlando)	381.986 - Medical Marijuana Use - Redefining the term "marijuana delivery device" to eliminate the requirement that such devices must be purchased from a medical marijuana treatment center; redefining the term "medical use" to include the possession, use, or administration of marijuana in a form for smoking; restricting smoking of marijuana in enclosed indoor workplaces; requiring a certifying physician to make a determination in concurrence with a second physician who meets specified requirements before certifying a patient under 18 years of age who is not diagnosed with a terminal condition to smoke marijuana for medical use, etc.	(1) **Health Policy** (Chair : G. Harrell - R. Dist. 25) (2) **Innovation, Industry, and Technology** (W. Simpson - R. Dist. 10) 3) **Rules** (Chair: L. Benacquisto - R. Dist. 27)	Health policy: Y-6, N-4 Innovation, Industry Committee: Y-10, N-0 Rules Agenda: Y- 16, N-0 As of 3/7/2019 - Placed on special order calendar Rules read 3rd time -SJ 151 //Senate Amendments adopted.. **Senate Passed - Y:34; N: 4** **3/8 - referred to House Special Order**	upon becoming law	Amendments 2/1/2019 - by Health Policy (Senator Harrell) - If patient is not diagnosed as terminal & patient is younger than 18, physician must certify that smoking is only means of administering MM that is likely to benefit patient. Second certifying physician must agree// Physician must specifically discuss with patient the risks associated with smoking MM Amendment 2/11/19- (Innovation, Industry and Technology) - "delivery devices" used for smoking do not have to be sold by medical marijuana treatment center in order to qualify as delivery device; prohibits smoking in enclosed indoor workplace; inserts packaging requirements for smoking form - sealed receptacle with warning label for children; allows owners of private property to restrict smoking; releases funds appropriated by 422 from reserve	Amendments by Rules Committee 2/21/19 - Department cannot charge a fee of the issuance, replacement or renewal of an ID card for a former or active service member Provides immunity from civil or criminal liability for parents or caregivers of patients who choose to receive marijuana instead of prescribed medication Adds medical marijuana to the definition of "prescription or nonprescription medication" in Section 112.0455 F.S.	Amendments proposed by Sen. Brandes 3/6/19 - marijuana delivery devices do not need to be dispensed by treament center - Qualified physician cannot issue certification for more than 35 day supply in smoking form - provides that research from consortium member should include tracking certain outcomes and standards, side effects, etc. Amendments proposed by Sen. Rouson 3/6/19 - provides that the Dept of Agriculture and Consumer Services shall review and oversee diversity plans/compliance submitted by applicants for initial and renewal of licenses	Amendments proposed by Sen. Farmer 3/7/19 - prohibits discrimination against patients who are qualified to use medical marijuana; may not be disqualified from receiving therpaies such as pain management and organ transplants; immunity for parents and caregivers of a qualified patient -See also amendments by Rules Committee 2/21
SB 372	SB 182 (Compare) HB 7015 (Compare)	1/17/2019	Gary Farmer - D (District 34)	381.986 - Medical Marijuana Use - Redefining terms to authorize the production, processing, transportation, sale, possession, and administration of marijuana in a form for smoking for medical use; deleting a provision requiring specified parties to be able to access the medical	(1) **Health Policy**: (Chair : G. Harrell - R. Dist. 25) (2) **Innovation, Industry, and Technology**: (W. Simpson - R. Dist. 10) (3) **Rules** (Chair: L. Benacquisto - R. Dist. 27)	As of 3/11/2019 in **Health Policy** **Introduced -SJ 58**	7/1/2019				
SB 610	HB 1259 (Similar)	1/30/2019	Jason Pizzo - D (District 38)	**718.111** - Condo Kick Backs & Fraudulent Voting - adds that any officer/director/manager who accepts kickback or anything of value from vendor (or proposed vendor) commits a third degree felony; adds that any officer who repeatedly (defined as two or more violations within a 12 month period)violates official record inspection provision commits a second degree misdemeanor.; any person who willfully and knowingly refuses to produce association records to avoid arrest, detection, punishment, etc. commits a third degree felony; defines "lawful obligation" for the purposes of use of credit card to mean a financial obligation properly pre-approved by the Board and is reflected in minutes or budget Creates **718.129** - fraudulent voting activities re: association elections - each of the following activities considered a third degree felony (a) falsely swearing or affirming any oath in connection with voting or the election (b) perpetuating or aiding any fraud with casting a vote; (c) preventing elector from voting or changing (or attempting to change a ballot); (d) using bribery, threat, coercion, or other corruption to influence, deceive or deter voter; (e) promising anything of value with intent to "buy vote"; (f)using threat or force to induce/compel individual to vote or refrain from voting; also makes the following activities third-degree felony: (a) aiding/abetting/advising person to commit fraudulent voting activity (b) conspiring or agreeing with another person to commit fraudulent voting activity; (c) knowingly giving aid to an offender committed fraudulent voting activity	**(1) Ceminal Justice** (Chair: K. Perry - R, Dist. 8 Alachua/Putnam/Marion); **(2) Innovation, Industry, and Technology** (Chair: W. Simpson - R. Dist. 10 - Citrus/Hernando/Pasco); **(3) Appropriations Subcommittee on Ceminal and Civil Justice;**(Chair: J. Brandes - R. Pinellas) **(4) Appropriations** (Chair: R. Bradley - R, Dist.5)	As of 3/11/2019 in **Criminal Justice** **Introduced -SJ 75**	10/1/2019				
SB 668	HB 551 (Identical)	2/4/2019	Keith Perry - R (Dist. 8)	823.05 - Public Nuisance - designates as a "public nuisance" any place that has been used on more than two occasions within a 6 month period for certain criminal activity; if a rental property is declared a nuisance under this section is it not subject to injunction or abate	**(1) Ceminal Justice** (Chair: K. Perry - R, Dist. 8 Alachua/Putnam/Marion); **(2)Community Affairs;** (Chair: A. Flores - R. Dist. 39 - Miami) **(3) Rules** - (Chair: L. Benacquisto - R. Dist. 27)	As of 3/11/2019 in **Criminal Justice** **Introduced -SJ 81**	7/1/2019				
SB 908	HB 723 (Similar) HB 647 (Compare)	2/8/2019	Ed Hooper - R (Dist. 15)	718.112 - Condo Retrofit - Requires an association to "reasonably comply" with Florida Fire Prevention Code by making a "qualifying improvement" - includes the ability to select alternative solutions to ensure compliance (retrofit fire sprinkler system or ESS); Bylaws must be amended to provide requirements for compliance; no opt out vote; full compliance required by January 1, 2023; penalties for non-compliance of $500/day	(1) **Banking and Insurance** (Chair: D. Brisson - R Dist. 1 - Escambia/Santa Rosa) (2) **Community Affairs (Chair: A. Flores - R. Dist. 39 - Miami)** **(3) Rules** - (Chair: L. Benacquisto - R. Dist. 27)	As of 3/11/2019 in **Banking and Insurance** **Introduced -SJ 103**	upon becoming law				
SB 812	SB 814 (Linked) SB 824 (Compare) SB1196 (Compare) HB 1129 (Compare) HB987	2/8/2019	David Simmons - R (Dist. 9) - Volusia County	Vacation Rentals (212.18 & 509.013) - Requiring anyone leasing or renting a "transient public lodging" to display a valid certificate of registration number in any listing or advertisements; imposes penalties of up to $50 or $100 per day for non-compliance; includes rentals posted on "hosting" platforms (i.e.: Airbnb)	(1) **Innovation, Industry, and Technology**; (Chair: W. Simpson - R. Dist. 10) (2) **Community Affairs;** (Chair: A. Flores - R. Dist. 39 - Miami) (3) **Appropriations** (Chair: R. Bradley - R, Dist.5)	As of 3/11/2019 in **Innovation** **Introduced -SJ 92**	10/1/2019				
SB 824	SB 812 (Compare) HB 987 (Similar)	2/7/2019	Manny Diaz - R (Dist. 36) Miami-Dade	Vacation Rentals (509) - Preempts regulation of vacation rentals to the State; prohibits local ordinances from imposing occupancy limits, or limits or frequency or duration of rentals; prohibits local regulation which require inspection or licensing of rentals	(1) **Innovation, Industry, and Technology**; (Chair: W. Simpson - R. Dist. 10) (2) **Community Affairs;** (Chair: A. Flores - R. Dist. 39 - Miami) (3) **Appropriations** (Chair: R. Bradley - R, Dist.5)	As of 3/11/2019 in **Innovation** **Introduced -SJ 93**	7/1/2019				
SB 1110	None	2/15/2019	Annette Taddeo - D (Dist. 40 - Miami)	Purchase of Condominium (718.111)- Prohibits any business owned by an Association board member, manager or management company from purchasing an Association unit subject to an Association foreclosure sale.	(1) **Innovation, Industry, and Technology; (Chair: W. Simpson - R. Dist. 10)** **(2)Community Affairs;** (Chair: A. Flores - R. Dist. 39 - Miami) **(3) Rules** - (Chair: L. Benacquisto - R. Dist. 27)	As of 3/11/2019 in **Innovation** **Introduced -SJ 118**	7/1/2019				
SB 1128	HB 721 (Identical)	2/18/2019	Manny Diaz - R (Dist. 36) Miami-Dade	413.08 - defines "emotional support animal" (ESA) - does not require training to perform a specific task of work; prohibits a housing accommodation to charge a fee to the owner of the ESA; provides specific requirements for the medical documentation verifying the need for the ESA; makes falsifying or misrepresenting need for ESA a second degree misdemeanor and requires 30 hrs. of community service for an organization serving disabled individuals	(1) **Agriculture;** (Chair: B. Albritton - R. Dist. 26 - Polk) **(2) Innovation, Industry & Technology;** (Chair: W. Simpson - R. Dist. 10 Citrus) **(3) Rules** (Chair: L. Benacquisto - R. Dist. 27)	Agriculture Y: 5; No: 0 (3/11) **Introduced -SJ 119**	7/1/2019				
SB 462	HB 91 (Identical)	1/23/2019	Robby Powell - D (District 30)(Co-Sponsor - Judiciary)	48.23 / Lis Pendens - specifically adds that a person acquiring a "lien" on a property during course of litigation takes lien free and clear where party failed to record lis pendens or where lis pendens has expired	(1) **Judiciary** (Chair: D. Simmons - R. Dist. 9); (2 **Community Affairs** (Anitere Flores - R Dist. 39); (3) **Rules** (Chair: L. Benacquisto - R. Dist. 27)	**Judicial Committee Y-6 N-0** **Community Affairs Y - 5; N-0** **As of 3/11** currently in **Rules**	upon becoming law				
SB 1196	SB 812 (Compare) HB 1129 (Similar)	2/18/2019	D. Mayfield - R (Dist. 17) - Brevard	509.013/509.241 - Vacation Rentals - defines "booking transaction" as a transaction in which a hosting platform (i.e.: Airbnb) received compensation for facilitating transient rentals; also defines "hosting platform" and transient public lodging establishment (regularly rented to guests for less than 30 days or 1 calendar month); requires owner of rental to display license in advertising; requires a hosting platform to register with the Division of Hotels/Restaurants; requires the Division to maintain a report (available for audit) listing all approved rentals; requires the hosting platform to remove all non-complying advertisements - imposes penalties of up to $1,000 per offense to the platform for noncompliance; mandates the division to revoke or refuse to renew vacation or rental licenses where the vacation rental violates governing docs or 718, 719 &720 Fla. Stat.	(1)**Community Affairs** (Anitere Flores - R Dist. 39); **(2) Commerce and Tourism** (J. Gruters - R. Dist. 23 Sarasota) **(3) Innovation, Industry, and Technology** (Chair: W. Simpson - R. Dist. 10 - Citrus/Hernando/Pasco); **(4) Appropriations** (Chair: R. Bradley - R, Dist.5)	As of 3/11/2019 in **Community Affairs** **Introduced -SJ 123**	1/1/2020				
SB 1152	HB 647 (Compare) SB 1732 (Compare)	2/18/2019	Jason Pizzo - D (District 38)	718.112 - Retrofit - Certificate of compliance from engineers accepted as evidence of compliance with fire and life safety code; member vote opt out provision for condos greater than 75 ft. - height determined from lowest level of fire dept. vehicle access to the floor of the highest occupiable story; prohibits local authority from requiring completion of retrofitting, if necessary, before 1/1/2022	(1)**Innovation, Industry & Technology**; (Chair: W. Simpson - R. Dist. 10 Citrus); (2) **Community Affairs;** (Chair: A. Flores - R. Dist. 39 - Miami) (3) **Rules** (Chair: L. Benacquisto - R. Dist. 27)	As of 3/11/2019 in **Innovation** **Introduced -SJ 120**	7/1/2019				
SB 1248	HB 153 (Identical)	2/20/2019	V. Torres - D (Dist. 15 - Orange/Osceola)	83.51 - Landlord/Tenant - Requires landlord to provide tenant with physical copy of governing documents including written notice delivered by certified mail of any changes to the covenants within 10 business days	(1)**Innovation, Industry & Technology**; (Chair: W. Simpson - R. Dist. 10 Citrus) (2) **Judiciary** (Chair: D. Simmons - R. Dist. 9); (3) **Rules** (Chair: L. Benacquisto - R. Dist. 27)	As of 3/11/2019 in **Innovation** **Introduced -SJ 127**	7/1/2019				
SB 1246	HB 911 (Similar)	2/19/2019	T. Wright - R (Dist. 14 - Volusia)	558.0045 - Construction Defect - Requiring parties involved in construction defect cases to take part in nonbinding arbitration; parties may agree to be bound by arbitration decision; repeals 558.003, 558.004 and 558.005, Fla. Stat.	(1) **Judiciary;**(Chair: D. Simmons - R. Dist. 9); (2) **Innovation, Industry, and Technology**; (Chair: W. Simpson - R. Dist. 10 Citrus) **(3) Rules** (Chair: L. Benacquisto - R. Dist. 27)	As of 3/11/2019 in **Judiciary** **Introduced -SJ 127**	7/1/2019				
SB 1332	HB 389 (Identical)	2/22/2019	T. Cruz - D. Dist. 18 - Tampa	83.491 /Notice of No-Smoking Policy - New provision which requires landlords to provide written notice of the tobacco smoking policy to the tenant. Tenant must confirm receipt of policy in writing	(1)**Innovation, Industry & Technology**; (Chair: W. Simpson - R. Dist. 10 Citrus) (2) **Judiciary** (Chair: D. Simmons - R. Dist. 9); (3) **Rules** (Chair: L. Benacquisto - R. Dist. 27)	As of 3/11/2019 in **Judiciary** **Introduced -SJ 132**	7/1/2019				

2019 CAI's Bill Report
3/11/2019

Origin of Bill	Related Bills	Date Filed	Sponsor/District	Regarding / Statute(s) Amended	Referred Committee(s) / Comm. Chair	Current status	Proposed Effective Date	Proposed Amendments to Original Bills			
SB 1362	HB 1075 (Identical)	2/25/2019	J. Gruters - R, Dist. 23 - Sarasota	627.714/712.05/718/719/720 - Community Association General - provides that condo gov. docs can be amended if approved by majority of total voting interest (allows gov. docs to provide for lower percentage); provides that improvements installed by unit owner for reconstruction or repair after loss with permission as provided in gov. doc are considered approved per 718.113 as long as provision allows all or substantially all owners to proceed with approved planned improvement and amended was approved by consent of a least a majority of all voting interests ; requires association maintain bids for contract work for at least one year from receipt; clarifies " all other written records of the association" do not include records contained on personal computers of devices of officers or directors; excludes electronic correspondence between board or committee members unless they are also located on a computer maintained by the association; allows the association to require unit owner to state reason or purpose for inspection and to limit owner's right to inspect records to less than one 8 hour business day per month; authorizes the association to charge a transfer cost associated with sale, mortgage lease or other transfer of unit including cost for background check if association has authority to approve transfer; limits additional admin and services costs per applicant; removes 1 year time limit on condo loans; authorizes board to make adopt procedures for deadlines and addressing motions when using online voting; authorizes a condo fine to exceed $1k if allows by gov. doc; automatically designates a fine that is $1k or more as an assessment; condo fines due 5 days after notice to owners of committee approval. 720 - HOA ACT - allows board to adopt procedure for posting board meeting notices online and via email; adds ballots, sign in sheet and all other documentation (written and electronic) related to voting to be maintained in the association's official records for at least 1 year from the vote or meeting; exempts from official records electronic correspondence between board members on their personal computers; fine of $1k or more automatically considered an assessment; provides that HOA gov. docs can be amended if approved by majority of total voting interest (allows gov. docs to provide for lower percentage); requires notice from HOA to go to address designated in association official records and not on property appraiser's website; automatically extends duration of lien if Association is prevented from enforcing lien due to automatic stay from bankruptcy; in the event of covenant revitalization, allows the committee to provide revised documents to members in electronic format; allows approval of revised docs without a meeting if majority of parcel owners consent in writing. (Non-exhaustive list)	(1)**Community Affairs** (Anitere Flores - R Dist. 39); (2) **Innovation, Industry, and Technology** (Chair: W. Simpson - R. Dist. 10 - Citrus/Hernando/Pasco); (3) **Rules** (Chair: L. Benacquisto - R. Dist. 27)	As of 3/11/2019 in **Innovation** **Introduced -SJ 135**	7/1/2019				
SB 1442	HB 155 (Identical)	2/27/2019	V. Torres - D, Dist. 15 - Orange/Osceola	720.303 / HOA Board Recalls "Community Recall Act" - inserts physical residency requirement for voting interests petitioning to recall Board	(1)**Innovation, Industry & Technology**; (Chair: W. Simpson - R. Dist. 10 Citrus) (2) **Judiciary** (Chair: D. Simmons - R. Dist. 9); (3) **Rules** (Chair: L. Benacquisto - R. Dist. 27)	As of 3/11/2019 in **Innovation** **Introduced -SJ 143**	7/1/2019				
SB 1410	HB 435 (Similar)	2/27/2019	T. Hutson - R, Dist. 7 - St. Johns/Flagler	721 (Timeshares) - creating time share exist or relief assistance programs - defining requirements for providers and disclosure to purchasers regarding relief programs at the time of purchase	(1) **Innovation, Industry, and Technology**; (Chair: W. Simpson - R. Dist. 10) (2) **Commerce and Tourism** (J. Gruters - R. Dist. 23 Sarasota) (3) **Appropriations** (Chair: R. Bradley - R. Dist. 4)	As of 3/11/2019 in **Innovation** **Introduced -SJ 142**	7/1/2019				
SB 1732	HB 647 (Similar) SB 1152 (Compare)	3/1/2019	D. Farmer - D, (Dist. 34 - Broward)	633.2225/718.112 and 719.1055 - Community Association Safety Systems - Requiring buildings of three stories or more to post an approved sign on the building to warn if no fire sprinklers installed; allows engineer to provide certificate of compliance with fire and life safety code; exempts from retrofitting buildings 75 ft or less; allows opt out vote of 2/3 voting interest for building greater than 75 ft; allows electronic opt out vote; completion of retrofitting by 1/1/2023	(1)**Community Affairs** (Anitere Flores - R Dist. 39); (2) **Innovation, Industry, and Technology** (Chair: W. Simpson - R. Dist. 10 - Citrus/Hernando/Pasco); (3) **Rules** (Chair: L. Benacquisto - R. Dist. 27)	As of 3/11/2019 in **Innovation** **Introduced**	7/1/2019				