

HB Civil Bill Report									
Origin of Bill	Related Bills	Effective Date	Author/Committee	Requesting / Related/ Amended	Referred Committee(s) / Comm. Chair	Current Status	Proposed Effective Date	Proposed Amendments to Original Bill	
HB 112	SB 1442 (Identical)	1/2/2019	John Colton - R (Dist. 10) / (Compens) / SB 1442 (Identical)	201.353 - 4524 Board Rules: "Community Board Act" - each proposed resolution requirement for certain interests pertaining to real estate	(1) Business & Professions (Chair: H. Rosenberger - R, Dist. 78 - Lee); (2) Civil Justice (Chair: B. Rommel - R, Dist. 106 - Collins); (3) Commerce (Chair: M. La Rosa - R, Dist. 42 - Doucette/Pohl)	As of 3/13/2019 in Business & Professions Introduced HB 112	7/1/2019		
HB 91	SB 462 (Identical)	12/12/2018	Paul Brown - R (District 53) / (Compens) / SB 462 (Identical)	18.17 - Use Pesticides - specify only that a person acquiring a "farm" on a property during closing of litigation shall have and state when they failed to report to vendors or when it becomes his option	(1) Civil Justice (Chair: B. Rommel - R, Dist. 106 - Collins); (2) Justice Administration (Chair: C. Yorknough - R, Dist. 12 - Dowd); (3) Judiciary (Chair: P. Ransner - R, Dist. 24 - St. John/Votaw)	upon becoming law Civil Justice Agenda Y-14 N-0 Judiciary Y-14; N-0 Placed on House Calendar for Second Reading			
HB 113	SB 1248 (Identical)	1/2/2019	John Colton - R (District 10) / (Compens) / SB 1248 (Identical)	18.17 - Landlord - Tenant - After termination that landlord must provide tenant copy of residential certificate of the final partial payment received. Also require that landlord must provide tenant on verified mail with copy of any statements to tenant	(1) Business & Professions (Chair: H. Rosenberger - R, Dist. 78 - Lee); (2) Civil Justice (Chair: B. Rommel - R, Dist. 106 - Collins); (3) Judiciary (Chair: P. Ransner - R, Dist. 24 - St. John/Votaw)	As of 3/13/2019 currently in Civil Justice Introduced HB 113	7/1/2019		
HB 389	SB 1333 (Identical)	1/22/2019	Scott Brown - R (District 10) / (Compens) / SB 1333 (Identical)	18.491 - No Smoking Prohibitions - any ordinance which requires landlords to provide written notice of the before smoking policy to the tenant must include receipt of policy in writing	(1) Civil Justice (Chair: B. Rommel - R, Dist. 106 - Collins); (2) Business & Professions (Chair: H. Rosenberger - R, Dist. 78 - Lee); (3) Judiciary (Chair: P. Ransner - R, Dist. 24 - St. John/Votaw)	As of 3/13/2019 currently in Civil Justice Introduced HB 113	7/1/2019		
HB 565	HB 558 (Identical) / SB 1142 (Identical) / SB 1142 (Identical)	1/25/2019	Patricia Williams - D (Dist. 13 House) / (Compens) / SB 1142 (Identical)	201.077 - Housing Discrimination - Remove 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 - Chabarro/Santa Rosa); (2) Judiciary (Chair: P. Ransner - R, Dist. 24 - St. John/Votaw); (3) Civil Justice (Chair: B. Rommel - R, Dist. 106 - Collins)	As of 3/13/2019 currently in Civil Justice Introduced HB 565	upon becoming law		
HB 647	HB 723 (Identical) / SB 908 (Compens) / SB 1152 (Identical) / SB 1743 (Framer)	2/19/2019	Michael Dennis - D (Dist. 1) / (Compens) / SB 908 (Compens) / SB 1152 (Identical) / SB 1743 (Framer)	218.117/218.105 - Regulated Use Safety System - allows creation and access to updated list with 218 approval of all voting interests in the community. Excludes lists which require building floor 75 or high, requirement for certain, when 10	(1) Business & Professions (Chair: H. Rosenberger - R, Dist. 78 - Lee); (2) Gov't Operations & Technology (Chair: J. Williamson - R, Dist. 3 - Chabarro/Santa Rosa); (3) Commerce (Chair: M. La Rosa - R, Dist. 42 - Doucette/Pohl)	Business & Professions Y-1, N-7 As of 3/13 currently in Gov't Operations and Tech.	7/1/2019		
HB 723	SB 908 (Identical) / SB 1152 (Identical) / SB 1743 (Framer)	2/19/2019	Scott Brown - R (Dist. 10) / (Compens) / SB 1152 (Identical) / SB 1743 (Framer)	218.117 - Pesticide - requires all residential high rise buildings to submit complete form and each individual unit with a fee application system or other means and must require the same information as Section 218.105 - provide a 30-day period of notifying the non-compliance. Amend the statute to allow certain enforcement provisions for inspection needs. Additionally, must obtain necessary permits by Dec. 31, 2019 and state that inspection by Dec. 31, 2021 unless Section 218.120(3) which allows inspection option to be assessed on the whole as a result as opposed to requiring additional value of the safety inspection to each unit.	(1) Business & Professions (Chair: H. Rosenberger - R, Dist. 78 - Lee); (2) Gov't Operations and Technology (Chair: J. Williamson - R, Dist. 3 - Chabarro/Santa Rosa); (3) Commerce (Chair: M. La Rosa - R, Dist. 42 - Doucette/Pohl)	As of 3/13/2019 currently in Business & Professions Introduced HB 723	7/1/2019		
HB 721	SB 1128 (Identical)	2/19/2019	John Williams - R (Dist. 4) / (Compens) / SB 1128 (Identical)	218.08 - Emotional Support Animals - provide definition for emotional support animal, allow housing accommodations in accommodations to assist within documentation from a health care provider working toward a goal for emotional support animal, provide penalties for failing documentation related to emotional support animal	(1) Civil Justice Subcommittee: Civil Justice (Chair: B. Rommel - R, Dist. 106 - Collins); (2) Children, Families & Seniors Subcommittee (Chair: M. Ponder - R, Dist. 4 - Chabarro); (3) Judiciary Committee (Chair: P. Ransner - R, Dist. 24 - St. John/Votaw)	As of 3/13/2019 currently in Civil Justice Introduced HB 721	7/1/2019		
HB 551	SB 668 (Identical)	1/24/2019	Tom McClain - R (Dist. 13) / (Compens) / SB 668 (Identical)	213.05 - Public Nuisance - designate as a "public nuisance" any place that has been used or more than two locations within a month, owned by certain criminal activity, if a small property is deemed a nuisance under this section, it is not subject to injunction or shut	(1) Civil Justice (Chair: B. Rommel - R, Dist. 106 - Collins); (2) Local/State/Union (Chair: B. Payne - R, Dist. 19 - Putnam/Boatman/Union); (3) Judiciary (Chair: P. Ransner - R, Dist. 24 - St. John/Votaw)	As of 3/13/2019 in Civil Justice Introduced HB 551	7/1/2019		
HB 415	SB 1438 (Identical)	1/22/2019	Warren Dugan - D (Dist. 15) / (Compens) / SB 1438 (Identical)	221 (Transients) - require that transients require separate procedure for private sector or state which details partnership with existing law, transients agreement. Real estate agreement must be in writing and require a copy of each for purchase who change their mind without penalty within 10 days of signing the agreement, require certain statements to be included in the agreement.	(1) Business & Professions Subcommittee (Chair: H. Rosenberger - R, Dist. 78 - Lee); (2) Gov't Operations & Technology (Chair: J. Williamson - R, Dist. 3 - Chabarro/Santa Rosa); (3) Commerce Committee (Chair: M. La Rosa - R, Dist. 42 - Chabarro/Pohl)	As of 3/13/2019 currently in Business & Professions Introduced HB 551	7/1/2019		
SB 1015	SB 1015 (Identical)	2/25/2019	Anthony Richardson - R (Dist. 18 House) / (Compens) / SB 1015 (Identical)	217.734/217.872/217.873 - community associations benefit - provide that credit given does not be provided if approved by majority of the voting interest holders who do not provide for those amendments, provide the requirements, require by each party for documentation of agreement for the work with permission as provided by law, do not require approval per 217.811 to be in a position allow an or substantially all owners to proceed with approval general improvement and amendments are approved by consent of a vote a majority of all voting interests, require association maintain lists for contact work for at least one year from receipt of list, clarify all other written records of the association, do not include records contained in general association or records of officers or directors, include the correspondence between board of committee members, units that are not included in a committee maintained by the association, allow the association to require unit owners, give notice or approve for inspection and to limit owner's right to inspect records to less than one hour business day per monthly notification, the association to change a transfer associated with sale, include how an other transfer of unit including unit for residential check of association fee, authority to approve transfer, limits additional notice and various costs per applicant, amend 1 year time limit on records fees, authority to allow associations to determine an additional provision when state board voting, authority to include how to work 217.814, amend by law, allow substantially compliance if 75% or more of an association comply, limit 217.816, other units to amend 217.816, amend by law, 217.816 ACT - allow board to adopt provisions for private board meeting section online and via email, allow before, after, in there are all other documentation, written and electronic related to votes to be maintained in the association's official records for at least 1 year from the vote or meeting, exempt from official records electronic correspondence between board members on their personal computers or tablets, limit 217.816 to only association documents an association records that 100 day does not include if approved by majority of the voting interest holders who do not provide for those amendments, require that law 217.816 to be added, eliminated its restrictions, allow majority and not on property owner's written, administratively amended, further of law if Association is prepared from enforcing law due to financial sign from technology in the event of consent model parties, allow the committee to provide proposed record documents to members in electronic format, allow approval of record does without a meeting if majority of party members consent in writing.	(1) Civil Justice (Chair: B. Rommel - R, Dist. 106 - Collins); (2) Business & Professions (Chair: H. Rosenberger - R, Dist. 78 - Lee); (3) Judiciary (Chair: P. Ransner - R, Dist. 24 - St. John/Votaw)	As of 3/13/2019 currently in Business & Professions Introduced	7/1/2019		
HB 911	SB 1246 (Identical)	2/19/2019	David Santiago - R (Dist. 27) / (Compens) / SB 1246 (Identical)	218.01 - Construction Defect - require participation of parties in mandatory dispute resolution at least 180 after parties have been joined in writing, requirement of written statement	(1) Civil Justice (Chair: B. Rommel - R, Dist. 106 - Collins); (2) Business & Professions (Chair: H. Rosenberger - R, Dist. 78 - Lee); (3) Judiciary (Chair: P. Ransner - R, Dist. 24 - St. John/Votaw)	As of 3/13/2019 currently in Civil Justice Introduced	7/1/2019		

2018 Civil Bill Report									
Origin of Bill	Related Bills	Date Filed	Author(s)	Repeal(s) / Statute(s) Repealed	Referred Committee(s) / Comm. Chair	Current Status	Proposed Effective Date	Proposed Amendments to Original Bill	
SB 1346	SB 121 (Identical)	2/29/2018	S. Chavez - R. Dist. 24 S. Chavez	558.004 - Construction Defect - Requiring parties involved in construction defect cases to take part in mediating arbitration; parties may agree to be bound by arbitration decision; repair: 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. 32)	As of 3/13/2019 in Judiciary Introduced - SB 127	7/2/2019		
SB 1312	SB 389 (Identical)	2/22/2018	L. Chiles - R. Dist. 48 - R. Dist. L. Chiles	42.429 - Instead of the decision panel... new provision which requires landlords to provide written notice of the business vending policy to the tenant; tenant may confirm subject of policy to vendor	(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 3/13/2019 in Judiciary Introduced - SB 132	7/2/2019		
SB 1362	SB 1875 (Identical)	2/25/2018	L. Chiles - R. Dist. 23 L. Chiles	427.71(2)(f), (5)(f), (7)(b), (7)(c), (7)(d) - Community Association Lawyer - provides that records gov. docs can be amended if approved by majority of unit voting members after 60 days to proceed for lower percentage; provides that improvements accepted by unit cannot be retroactively approved after final work completion as provided in gov. docs and considered approved per 718.111 as long as provision allows all or substantially all parties to proceed with approved planned improvement and amendment not approved by consent of a board's majority of all voting members... requires association maintain bills 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 directors, officers or directors; includes electronic correspondence between board or committee members versus from one unit holder as a separate contribution by the association; allows the association to require a unit owner to give notice 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 handler cost associated with such change; time or other handler of cost including cost for background check if association has authority to approve handler; limits additional advice and review costs per apartment; removes 1 year time limit on records items; requires board to make all unit provisions for inspection and electronic records when some units online; authorizes records from records; 718.114(f) allows to give docs electronically regardless of time that it is to be made as an amendment could be made; other notice to request or committee approval; 718.114(4)(c) allows board to adopt procedure for positive board meeting conduct online and via email; adds before, right to check out all other administrative parties and electronic record to access to be maintained in the association's official records for at least 1 year from the date of meeting; exempts from official records electronic correspondence between board members on their personal computers; first 40 1/2 or more electronically transmitted or disseminated provisions that HOA gov. docs can be amended if approved by majority of unit voting members after 60 days to proceed for lower percentage; requires notice from HOA to the address designated by association; official records to give an emergency operator's written authority to enter a member's unit if Association is provided from electronic form due to electronic data; unit technology in the event of internet interruption; allows the association to provide record provisions to members in electronic format; allows approval of record docs without a meeting if majority of panel members consent in writing; 718.114(4)(c) allows	(1) Community Affairs (Chair: W. Flores - R. Dist. 99) (2) Innovation, Industry, and Technology (Chair: W. Simpson - R. Dist. 10 - Citrus/Hernando/Passaic) (3) Rules (Chair: L. Benacquisto - R. Dist. 27)	As of 3/13/2019 in Innovation Introduced - SB 135	7/2/2019		
SB 1442	SB 135 (Identical)	2/27/2018	L. Chiles - R. Dist. 13 L. Chiles/Chavez	720.303 / HOA Board Records "Community Recall Act" - inserts physical residency requirement for voting interests pertaining 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 3/13/2019 in Innovation Introduced - SB 143	7/2/2019		
SB 1430	SB 435 (Identical)	2/27/2018	L. Chiles - R. Dist. 26 L. Chiles/Chavez	721 (Interactions) - creating time share exit 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 (Chair: G. Gintan - R. Dist. 23 Sancoct) (3) Appropriations (Chair: R. Bradley - R. Dist. 1)	As of 3/13/2019 in Innovation Introduced - SB 142	7/2/2019		
SB 1372	SB 647 (Identical) SB 1152 (Compens)	3/1/2018	S. Torres - D. Dist. 1 S. Torres	583.2225/718.112 and 718.1055 - Community Association Safety System - Requiring buildings of three stories or more to pass an approved test on the building to meet fire 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 1/2/2023	(1) Community Affairs (Chair: W. Flores - R. Dist. 99) (2) Innovation, Industry, and Technology (Chair: W. Simpson - R. Dist. 10 - Citrus/Hernando/Passaic) (3) Rules (Chair: L. Benacquisto - R. Dist. 27)	As of 3/13/2019 in Innovation Introduced	7/2/2019		