

2019 CALL BILL Report									
Original 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 Bill	
HB 555	SB 1442 (Identical)	1/2/2019	John Correa - D (District 43) Co-Sponsor: J. Geller (D - Dist. 100 - Broward/Miami/KB shawn)	220.303 / HOA Board Recalls "Community Recall Act" - inserts physical residency requirement for voting interests petitioning to recall board	(1) Business & Professions; (Chair: H. Fitzenbogen - R. Dist. 78); (2) Civil Justice; (Chair: B. Rommel - R. Dist. 106); (3) Commerce; (Chair: Char: M. La Rosa - R. Dist. 42)	As of 3/7/2019 in Business & Professions Introduced HJ 33	7/1/2019		
HB 91	SB 462 (Identical)	12/2/2018	Thad Altman - R (District 42) Co-Sponsor: (Civil Justice)	83.23 (1)(b) Penalties - 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 its pendens or where its pendens has expired	(1) Civil Justice; (Chair: B. Rommel - R. Dist. 106) (2) Justice Appropriations; (Chair: C. Yarbrough - R. Dist. 12); (3) Judiciary; (Chair: P. Renner - R. Dist. 24)	Civil Justice Agenda Y-14 N-0 As of 3/7/2019 in Judiciary Introduced HJ 29	upon becoming law		
HB 153	SB 1248 (Identical)	1/2/2019	John Correa - 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. Fitzenbogen - R. Dist. 78); (2) Civil Justice; (Chair: B. Rommel - R. Dist. 106); (3) Judiciary; (Chair: P. Renner - R. Dist. 24)	As of 3/7/19 currently in Civil Justice Introduced HJ 33	7/1/2019		
HB 389	SB 1352 (Identical)	1/22/2019	Joy Goff-Marr (D - District 130)	83.493 / 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. Fitzenbogen - R. Dist. 78); (3) Judiciary; (Chair: P. Renner - R. Dist. 24)	As of 3/7/19 currently in Civil Justice Introduced HJ 51	7/1/2019		
HB 565	HB 958 (Identical) SB 1142 (Similar)	1/25/2019	Patricia Williams - D (District 92/7, Davie, D - Dist. 43 Duval)	260.07 - Housing Discrimination - Removes housing discrimination as a cause of action under the Florida Civil Rights Act of 1952	(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 3/7/19 currently in Civil Justice Introduced	upon becoming law		
HB 647	HB 723 - Donmonds (Commans) SB 908 - Hooper (Commans) SB 1152 - Pizzo (Commans) SB 1732 (Farmer - Similar)	2/5/2019	Michael Greco - D (Dist. 113)/Rommel	218.112/19.1055 - Engineered Life Safety System - allows condos and coops to opt out of ESS with 7/3 approval of all voting interests in the community. Exempts from retrofit requirements building fewer than 75 ft. high, requirements for condos who opt	(1) Business and Professions (Chair: H. Fitzenbogen - R. Dist. 78); (2) Gov't Operations and Technology; (Chair: J. Williamson - R. Dist. 3) (3) Commerce (Chair: M. La Rosa - R. Dist. 42)	Business & Professions V: 8, N: 7 As of 3/7 currently in Gov't Operations and Tech.	7/1/2019		
HB 723	SB 908 - Hooper (Similar) SB 1152 - Pizzo (Similar) HB 647 - Greco - Compare	2/6/2019	Byron Donahoe - R (Dist. 80)	218.112 - Retrofits - requires all residential high rise buildings to retrofit common areas and each individual unit with a fire sprinkler system or ESS, 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 inspection procedure for inspection reports, disposition must obtain retrofits permits by Dec. 31, 2019 and pass final inspection by Dec. 31, 2021, creates Section 218.120(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. Fitzenbogen - R. Dist. 78); (2) Gov't Operations and Technology; (Chair: J. Williamson - R. Dist. 3) (3) Commerce (Chair: M. La Rosa - R. Dist. 42)	As of 3/7/19 currently in Business & Professions Introduced	7/1/2019		
HB 723	SB 128 (Dist) Identical	2/6/2019	Sam Kildner - R (Dist. 41) (Osborn, R. Dist. 32 Lake)	213.88 - Emotional Support Animals - provides definition for emotional support animal, allows housing accommodation (i.e., association) to require 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; (Chair: B. Rommel - R. Dist. 106); (2) Children, Families & Seniors Subcommittee; (Chair: M. Ponder - R. Dist. 4 - Okaloosa) (3) Judiciary Committee; (Chair: P. Renner - R. Dist. 24)	As of 3/7/19 currently in Civil Justice Introduced	7/1/2019		
HB 551	SB 668 (Identical)	1/24/2019	Ben McClain - R (Dist. 23) Co-Sponsor: (D. Dist. 27 Duval)	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 it is not subject to injunction or	(1) Civil Justice; (Chair: B. Rommel - R. Dist. 106); (2) Local/Federal/Veterans (R. Payne - R. Dist. 19); (3) Judiciary; (P. Renner - R. Dist. 24)	As of 3/7/2019 in Civil Justice Introduced	7/1/2019		
HB 435	SB 1430 (Similar)	1/22/2019	Wynan Duggan (Dist. 15 - Jacksonville)	221 (Timeshares) - requires that timeshare real estate service providers must provide service or plan which assists purchasers with existing their timeshare agreements. 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 cost assistance or relief program to be included in the agreements.	(1) Business & Professions Subcommittee; (Chair: H. Fitzenbogen - 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 3/7/19 currently in Business & Professions Introduced HJ 55	7/1/2019		
HB 1076	SB 1362 (Identical)	1/25/2019	Anthony Rodriguez (R - Dist. 118 Miami)	822.21(2)(1)(2)(5)(7)(8)(9)(10)(11)(12)(13) - Community Association General - provides that condo gov. docs can be amended if approved by majority of total voting interests (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. docs are considered approved per 718.112 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 teacher 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 procedures for deadlines and addressing motions when using online voting, authorizes a condo fine to exceed \$15 if allowed by gov. docs, automatically degrades a fine that is \$15 or more as an assessment; condo fine due 5 days after notice to owners of committee approval 740 - 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 \$15 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 representative'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 modification, allows the committee to provide proposed revised documents to members in electronic format, allows approval of revised docs without a meeting if majority of panel 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. Fitzenbogen - R. Dist. 78);	As of 3/7/19 currently in Business & Professions Introduced	7/1/2019		
HB 911	SB 1246 (Similar)	2/28/2019	David Santiago (R - Dist. 27 Volusia)	358.01 - Construction Defect - resulting 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. Fitzenbogen - R. Dist. 78); (3) Judiciary; (Chair: P. Renner - R. Dist. 24)	As of 3/7/19 currently in Civil Justice Introduced	7/1/2019		

2019 CALL 88 Report										
LEGISLATION										
Original 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 1359	SB 610 (Similar)	3/3/2019	J. Fernandez - D - Dist. 114	718.117/718.123 - Div. of Governmental, Transitions and Mobile Homes - exempts Division from transferring unappropriated cash balance to General Rev. Fund and Budget Stabilization Fund; provides that any director or manager who accepts, thinks of value as "kick backs" commits third degree felony; any director who repeatedly (twice or more within 18 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.	As of 3/6/2019 No committee assignments Introduced	Filed on 3/3/2019	10/1/2019			
SENATE BILLS										
SB 182	SB 372 (Compare) SB 1322 (Compare) HB 7015 (Compare)	1/28/2019	Jeff Brander - R - District 2414, Stewart - R, Dist. 13 - Orlando	881.986 - 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, restriction 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. 30) (3) Rules (Chair: L. Benacquisto - R, Dist. 27)	Health Policy: V-6, N-4 Innovation, Industry Committee: Y-10, N-0 Rules Agenda: Y-16, N-0 Appropriations Agenda for 2/21 As of 3/7/2019 - Placed on special order calendar Rules read 3rd time - SJ 151 //Senate amendments adopted.	upon becoming law	Amendments 2/7/2019 - 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 2/13/19 - 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. Brander 3/6/19 - marijuana delivery devices do not need to be dispensed by treatment center Qualified physician cannot issue certification for more than 35 day supply in smoking form Amendments proposed by Sen. Rowson 3/6/19 - provides that research from consortium member should include tracking certain outcomes and standards, side effects, etc. 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
SB 372	SB 182 (Compare) HB 7015 (Compare)	1/31/2019	Gary Farmer - D - District 3141	881.986 - 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. 30) (3) Rules (Chair: L. Benacquisto - R, Dist. 27)	As of 3/7/2019 in Health Policy Introduced - SJ 58	7/1/2019			
SB 610	HB 1259 (Similar)	1/30/2019	Adam Pizar - D - District 138	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 Create 718.129 - fraudulent voting activities: (a) 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 persons 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) Criminal Justice (Chair: K. Perry - R, Dist. 8 Alachua/Putnam/Marion) (2) Innovation, Industry, and Technology (Chair: W. Simpson - R, Dist. 10 Citrus/Hernando/Polk) (3) Appropriations Subcommittee on Criminal and Civil Justice (Chair: L. Brander - R, Pinellas) (4) Appropriations (Chair: R. Bradley - R, Dist.5)	As of 3/7/2019 in Criminal Justice Introduced - SJ 75	10/1/2019			
SB 668	HB 551 (Identical)	2/4/2019	Zeth Perry - R - District 81	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 it is not subject to inspection or abate	(1) Criminal 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 3/7/2019 in Criminal Justice Introduced - SJ 81	7/1/2019			
SB 908	HB 723 (Similar) HB 647 (Compare)	2/6/2019	Ed Hooper - R - District 161	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 code compliance (retrofit fire sprinkler system or ELS); Bylaws must be amended to provide requirements for compliance; no opt out vote; full compliance required by January 1, 2021; penalties for non-compliance of \$500/day	(1) Banking and Insurance (Chair: D. Broxson - R, Dist. 1 - Escambia/Seminol) (2) Community Affairs (Chair: A. Flores - R, Dist. 39 - Miami) (3) Rules - (Chair: L. Benacquisto - R, Dist. 27)	As of 3/7/2019 in Banking and Insurance Introduced - SJ 103	upon becoming law			
SB 812	SB 814 (Identical) SB 824 (Compare) SB 1396 (Compare) HB 1129 (Compare) HB 987 (Compare)	2/6/2019	David Simmons - R - Dist. 31 - Volusia County	Vacation Rentals (211.18 & 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 3/7/2019 in Innovation Introduced - SJ 92	10/1/2019			
SB 824	SB 822 (Compare) HB 987 (Similar)	2/7/2019	Marvin Diaz - R - Dist. 161 Miami Dade	Vacation Rentals (509) - Preempt's 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 3/7/2019 in Innovation Introduced - SJ 93	7/1/2019			
SB 1110	None	2/15/2019	Janette Falduto - 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 3/7/2019 in Innovation Introduced - SJ 118	7/1/2019			
SB 1128	HB 721 (Identical)	2/18/2019	Marvin Diaz - R - Dist. 161 Miami Dade	413.08 - defines "emotional support animal" (ESA) - does not require training to perform a specific task or 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)	As of 3/7/2019 in Agriculture Introduced - SJ 119	7/1/2019			
SB 462	HB 91 (Identical)	1/23/2019	Bobby Powell - D - District 101 Co. Sponsor - Judiciary	88.23 / In Penders - 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 its pendens or where its pendens has expired	(1) Judiciary (Chair: D. Simmons - R, Dist. 9); (2) Community Affairs (Inherit Flores - R, Dist. 39) (3) Rules (Chair: L. Benacquisto - R, Dist. 27)	Judicial Committee Y-6 N-0 Community Affairs Y - S; N-0 As of 3/7 currently in Rules	upon becoming law			

2019 CALS Bill Report									
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 1126	SB 812 (Compare) HB 1129 (Similar)	2/18/2019	D. Mayfield - R (Dist. 17) - Broward	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 (previously 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 (Antire 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 3/7/2019 in Community Affairs Introduced - SJ 123	1/1/2020		
SB 1162	HB 647 (Compare) SB 1732 (Compare)	2/18/2019	Simon Pardo - D (District 10)	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. 19 - Miami) (3) Rules (Chair: L. Benacquisto - R. Dist. 27)	As of 1/7/2019 in Innovation Introduced - SJ 120	7/1/2019		
SB 1248	HB 153 (Identical)	2/20/2019	V. Torres - D (Dist. 15 (Orange/Duval))	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 3/7/2019 in Innovation Introduced - SJ 127	7/1/2019		
SB 1246	HB 911 (Similar)	2/19/2019	L. Wright - R (Dist. 11 - 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; repeats 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 3/7/2019 in Judiciary Introduced - SJ 127	7/1/2019		
SB 1332	HB 389 (Identical)	2/22/2019	L. Cruz - D (Dist. 18 - Tampa)	§1.491 - 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 3/7/2019 in Judiciary Introduced - SJ 132	7/1/2019		
SB 1362	HB 1075 (Identical)	2/25/2019	L. Grutes - R (Dist. 23 Sarasota)	§27.14(7) 22.65/718.119/220 - 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; includes 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 take 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 loan or other transfer of unit including cost for background check if association has authority to approve transfer for month additional apoin and reserves costs for applicant removes a year time limit on costly fees; authorizes board to make adopt procedures for deadlines and addressing motions when using online voting; authorizes a condit fine to exceed \$1k if allow by gov. docs automatically disqualifies fine that is \$1k or more as an assessment; condit fines due 8 days after notice to owners of committee approve; 720 - HOA ACT - allows board to adopt procedures 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 events; 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 an address designated in association official records and not an property website; automatically periods duration of term if Association is prevented from enforcing lien due to automatic stay from bankruptcy; in the event of covenant realization, 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 (Antire 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 3/7/2019 in Innovation Introduced - SJ 135	7/1/2019		
SB 1442	HB 155 (Identical)	2/27/2019	V. Torres - D (Dist. 15 (Orange/Duval))	720.303 / HOA Board Recall "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 3/7/2019 in Innovation Introduced - SJ 143	7/1/2019		
SB 1440	HB 435 (Similar)	2/27/2019	Hudson, R. Dist. 12 (Johns/Flagler)	721 (Timeshares) - 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 (J. Gruters - R. Dist. 23 Sarasota) (3) Appropriations (Chair: R. Bradley - R. Dist. 5)	As of 3/5/2019 in Innovation Introduced - SJ 142	7/1/2019		
SB 1732	HB 647 (Similar) SB 1152 (Compare)	3/1/2019	D. Farmer - D (Dist. 24 - 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 1/1/2024	None as of 3/4/2019	Filed on 3/1/2019	7/1/2019		