



COMMUNITY ASSOCIATION LEADERSHIP LOBBY

BILL TRACKER

The CALL Bill Tracker includes a list of the bills that have been filed with the Florida Legislature that will directly impact community associations. The tracker includes the bill number (which links to the bill), the bill sponsor (which links to the sponsor's webpage), the committees of reference (which links to the committee's page), the last action taken on the bill, and a summary of the bill. Please note that bills change frequently during the legislative process, and our bill tracker is updated on a weekly basis to reflect these changes.

You can find the most current updates regarding these and other bills directly on the [House](http://www.myfloridahouse.gov) website (www.myfloridahouse.gov) or the [Senate](http://www.flsenate.gov) website (www.flsenate.gov). Navigate and search the webpages of the House or Senate for historical and additional information concerning these and other bills.

2021 Bill Tracker

Bill	Title	Sponsor	Committee of Reference	Last Action	Summary
HB 7	Civil Liability for Damages Relating to COVID-19	Lawrence McClure - R. (Dist. 58 Hillsborough)	Judiciary Committee	3/5/2021 House - CS passed YEAS 83, NAYS 31	Civil Liability for Damages Relating to COVID-19; Provides requirements for civil action based on COVID-19-related claim; provides that plaintiff has burden of proof in such action; provides statute of limitations.
SB 72	Civil Liability for Damages Relating to COVID-19	Jeff Brandes - R. (Dist. 24 Pinellas)	1. Judiciary (JU) 2. Commerce and Tourism (CM) 3. Rules (RC)	3/11/2021 Senate - CS by- Rules YEAS 10 NAYS 5	Civil Liability for Damages Relating to COVID-19; Providing requirements for a civil action based on a COVID-19-related claim; providing that the plaintiff has the burden of proof in such action; providing a statute of limitations; providing severability; providing retroactive applicability, etc.
HB 35	Legal Notices	Randy Fine - R. (Dist.53 Brevard)	Judiciary Committee	3/11/2021 House - 1st Reading (Committee Substitute 1)	Legal Notices; Provides for website publication of legal notices; provides criteria for such publication; authorizes fiscally constrained county to use publicly accessible website to publish legally required advertisements & public notices; requires government agency to provide specified notice to residents concerning alternative methods of receiving legal notices.
SB 402	Public Notice and Voting Rights Restoration Database	Ray Wesley Rodrigues - R. (Dist.27 Lee)	1. Judiciary (JU) 2. Appropriations Subcommittee on Criminal and Civil Justice (ACJ) 3. Appropriations (AP)	3/2/2021 Senate - Introduced -SJ 64	Public Notice and Voting Rights Restoration Database; Authorizing legal notifications in certain cases to be published on a website established by the Supreme Court, in lieu of newspaper publication; specifying that website publication constitutes proof of publication, unless otherwise determined by a court; authorizing a county to publish such legal notifications in a newspaper, subject to certain limitations, etc.
SB 56	Community Association Assessment Notices	Ana Maria Rodriguez-R. (Dist.39 Monroe and Miami-Dade)	1. Regulated Industries (RI) 2. Community Affairs (CA) 3. Rules (RC)	3/11/2021 Senate - CS/CS by- Rules YEAS 15 NAYS 0	Community Association Assessment Notices; Requiring condominium associations to maintain specified affirmative acknowledgments as official records of the association; revising timeframes for foreclosure judgments; requiring condominium associations to deliver certain invoices for assessments or statements of account to unit owners in a specified manner; requiring cooperative associations to maintain specified affirmative acknowledgments as official records of the association, etc
HB 615	Community Association Assessment Notices	Ana Maria Rodriguez-R. (Dist.39 Monroe and Miami-Dade)	Regulatory Reform Subcommittee	3/10/2021 House - Now in Civil Justice & Property Rights Subcommittee	Community Association Assessment Notices; Revises provisions relating to condominium, cooperative, & homeowner's associations, including requiring affirmative acknowledgments for certain actions, specified notices to unit & parcel owners, delivery of certain invoices & account statements, & timeframes for foreclosure judgments and liens.
HB 339	Business Organizations	Will Robinson, Jr. - R. (Dist. 71, Manatee and Sarasota)	Regulatory Reform Subcommittee	3/9/2021 House - Now in Civil Justice & Property Rights Subcommittee	Business Organizations; Revises circumstances under which shareholders are entitled to appraisal rights & certain payments; entitles corporations to prepay shareholder if shareholder makes demand for payment; specifies when interest is applicable to such prepayments; revises requirements for proceedings relating to unsettled demands for payment; revises eligibility requirements for shareholders entitled to fair value of shares during court proceedings.

2021 Bill Tracker

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SB 602	Business Organizations	Danny Burgess - R. (Dist. 20 Pasco, Hillsborough, Polk)	1. Commerce and Tourism (CM) 2. Judiciary (JU) 3. Rules (RC)	3/2/2021 Senate - CS by Commerce and Tourism read 1st time -SJ 171	Business Organizations; Revising requirements relating to inspecting certain records of limited liability companies; revising the circumstances under which shareholders are entitled to appraisal rights and certain payments; entitling corporations to prepay a shareholder if the shareholder makes a demand for payment; revising requirements for proceedings relating to unsettled demands for payment, etc.
HB 649	Petition for Objection to Assessment	Juan Fernandez-Barquin -R. (Dist.119 Miami-Dade)	Civil Justice and Property Rights Subcommittee	3/9/2021 House - Now in Ways & Means Committee	Petition for Objection to Assessment; Specifies requirements for content, delivery, & posting of certain association notices; provides that certain associations have right to seek judicial review, appeal decisions, & represent unit or parcel owners in certain proceedings; requires certain associations to defend unit or parcel owners in certain proceedings; provides that individual unit or parcel owners do not have to be named as defendants in certain proceedings; revises parties considered defendants in tax suit; provides options to unit or parcel owners for defending tax suit; specifies conditions for releasing unit or parcel owner from lis pendens related to certain actions; authorizes condominium association to take certain actions relating to challenge to ad valorem taxes.
SB 996	Community Associations	Ileana Garcia - R. (Dist. 37 Miami-Dade)	1. Regulated Industries(RI) 2. Finance & Tax(FT) 3. Appropriations (AP)	3/2/2021 Senate - Now in Finance and Tax	Community Associations; Specifying requirements for the contents, delivery, and posting of certain association notices; providing that certain associations have the right to seek judicial review, appeal decisions, and represent unit or parcel owners in certain proceedings; providing and revising the parties considered as the defendants in a tax suit; providing unit or parcel owners' options for defending a tax suit; providing that a condominium association may take certain actions relating to a challenge to ad valorem taxes in its own name or on behalf of unit owners, etc.
HB 1139	Ancillary Property Rights	David Smith		3/10/2021 House - Added to Civil Justice & Property Rights Subcommittee agenda	Ancillary Property Rights; Provides that utility easement is interest in real property & subject to certain actions unless otherwise provided in instrument creating easement; provides that easement is not undue burden; revises rights not affected or extinguished by marketable record titles; revises what types of interests are extinguished by marketable record title; requires persons with certain interests in land which may be extinguished to file notice to preserve such interests.
SB 1520	Ancillary Property Rights	Jim Boyd - R. (Dist. 21 Manatee and Hillsborough)	1. Judiciary (JU) 2. Community Affairs (CA) 3. Rules (RC)	3/10/2021 Senate - Now in Community Affairs	Ancillary Property Rights; Providing that a utility easement is an interest in real property and subject to certain actions unless otherwise provided in the instrument creating the easement; revising rights that are not affected or extinguished by marketable record titles; requiring persons with certain interests in land which may be extinguished by this act to file a specified notice to preserve such interests, etc.
SB 1966	Department of Business and Professional Regulation	Manny Diaz, Jr. - R. (Dist. 36 Miami-Dade)	1. Regulated Industries(RI) 2. Appropriations (AP) 3. Rules (RC)	3/10/2021 Senate - Introduced -SJ 219	DBPR; Requiring certain reports relating to transportation or possession of cigarettes be filed with Division of Alcoholic Beverages and Tobacco through division's electronic data submission system; requiring certain entities file reports, rather than returns, relating to tobacco products with the division; providing that specified records relating to tobacco products may be kept in an electronic or paper format; removing provisions relating to an additional fee for application and renewal, transfer of funds, recommendations by the Construction Industry Licensing Board for use of such funds, distribution of such funds by the department, and required reports of the department; prohibiting a temporary permit from being extended; renaming the Florida State Boxing Commission as the Florida Athletic Commission; requiring an annual budget be proposed to unit owners and adopted by the board before a specified time, etc.

2021 Bill Tracker

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HB 1517	Department of Business and Professional Regulation	Wyman Duggan - R. (Dist. 15 Duval)		3/5/2021 House - Now in Regulatory Reform Subcommittee	Department of Business and Professional Regulation; Revises & provides requirements relating to electronic reporting, application fee schedules, weight of boxing gloves, fingerprint processing procedures, proof of occupancy of premises, food service establishment audit schedules, delinquency of payment conditions, rules related to submission of certain complaints, & location of Office of the Condominium Ombudsman.
HB 219	Vacation Rentals	Jason Fischer	Regulatory Reform Subcommittee	3/2/2021 House - 1st Reading (Committee Substitute 1)	Vacation Rentals; Requires advertising platforms to collect & remit specified taxes imposed for certain transactions; preempts regulation of vacation rentals to state; prohibits local law, ordinance, or regulation from allowing or requiring inspections or licensing of public lodging establishments, including vacation rentals, or public food service establishments; requires licenses issued by Division of Hotels & Restaurants of DBPR to be displayed conspicuously to public inside licensed establishment.
SB 522	Vacation Rentals	Manny Diaz, Jr. - R. (Dist. 36 Miami-Dade)	1. Regulated Industries(RI) 2. Appropriations (AP) 3. Rules (RC)	3/11/2021 Senate - CS/CS by Appropriations; YEAS 13 NAYS 5	Vacation Rentals; Requiring advertising platforms to collect and remit taxes for certain transactions; preempting regulation of vacation rentals to state; preempting regulation of advertising platforms to state; requiring licenses issued by the Division of Hotels and Restaurants of DBPR be displayed conspicuously to the public inside licensed establishment; requiring advertising platforms to adopt an antidiscrimination policy and inform their users of policy's provisions; authorizing department to adopt emergency rules; providing requirements and an expiration for such rules, etc.
SB 1638	Condominium Fraud Investigation Pilot Program	Ana Maria Rodriguez-R. (Dist.39 Monroe and Miami-Dade)	1. Regulated Industries(RI) 2. Appropriations Subcommittee Agriculture, Environment, and General Government(AEG) 3. Appropriations (AP)	3/2/2021 Senate - Introduced -SJ 156	Condominium Fraud Investigation Pilot Program; Creating pilot program within Division of Florida Condominiums, Timeshares, and Mobile Homes of DBPR; requiring complaints submitted to department which allege condominium fraud or corruption in any of three specified counties to be reviewed by division; providing powers to division relating to pilot program; requiring division to refer certain cases for prosecution; requiring pilot program be funded from the Division of Florida Condominiums, Timeshares, and Mobile Homes Trust Fund, etc.
SB 124	Residential Swimming Pool Safety	Ed Hooper - R. (Dist. 16 Pinellas Pasco)	1. Regulated Industries (RI) 2. Community Affairs (CA) 3. Rules (RC)	3/2/2021 Senate - Introduced -SJ 46	Residential Swimming Pool Safety; Citing this act as the "The Kacen's Cause Act."; requiring a home inspector to include certain information relating to swimming pools in his or her report; requiring that new residential swimming pools meet an additional requirement in order to pass final inspection and receive a certificate of completion; prohibiting a property owner from transferring ownership of a parcel that includes a swimming pool unless certain requirements are met, etc.
HB 703	Residential Swimming Pool Safety	Matt Willhite - D. (Dist.86 Palm Beach)		3/2/2021 House - 1st Reading (Original Filed Version)	Residential Swimming Pool Safety; Requires home inspector to include certain information relating to swimming pools in report; requires new residential swimming pools to meet additional requirement to pass final inspection & receive certificate of completion; requires certain pool safety features to meet specified standards; prohibits property owner from transferring ownership of parcel that includes swimming pool unless certain requirements are met; provides civil penalties rather than criminal penalties.
SB 266	Home-based Businesses	Keith Perry - R. (Dist. 8 Alachua, Putnam, Marion)	1. Community Affairs(CA) 2. Commerce and Tourism (CM) 3. Rules (RC)	3/10/2021 Senate - CS by Community Affairs; YEAS 6 NAYS 3	Home-based Businesses; Providing legislative findings and intent; specifying conditions under which a business is considered a home-based business; authorizing a home-based business to operate in a residential zone under certain circumstances; preempting to the state the ability to regulate or license home-based businesses; prohibiting a local government from certain actions relating to the licensure and regulation of home-based businesses, etc.

2021 Bill Tracker

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HB 403	Home-based Businesses	Mike Giallombardo - R. (Dist. 77 Lee)	Commerce Committee	3/10/2021 House - 1st Reading (Committee Substitute 1)	Home-based Businesses; Specifies conditions under which business is considered home-based business; authorizes home-based business to operate in residential zone; prohibits local government from certain actions relating to licensure & regulation of home-based business; authorizes specified business owners to challenge certain local government actions; authorizes prevailing party to recover specified attorney fees & costs.
HB 665	Homeowners' Association Rental Agreements	Lawrence McClure -R. (Dist. 58 Hillsborough)		3/8/2021 House - Now in Civil Justice & Property Rights Subcommittee	Homeowners' Association Rental Agreements; Provides applicability for governing documents & amendments relating to rental agreements which are enacted after specified date; provides exception; specifies when change of ownership does or does not occur for certain purposes.
SB 872	Homeowners' Associations	Ray Wesley Rodrigues - R. (Dist.27 Lee)	1. Regulated Industries (RI) 2. Community Affairs (CA) 3. Rules (RC)	3/11/2021 Senate - On Committee agenda-- Regulated Industries, 03/16/21, 3:30 pm, 412 Knott Building	Homeowners' Associations; Providing applicability for governing documents and amendments relating to leasing which are enacted after a specified date; providing an exception; providing applicability; specifying when a change of ownership does or does not occur for certain purposes, etc.
HB 1259	Homeowners' Association Recalls	Kristen Arrington -D. (Dist. 43 Osceola)		3/2/2021 House - 1st Reading (Original Filed Version)	Homeowners' Association Recalls; Revises process for recalling director of homeowners' association; requires specified percentage of certain parcel owners to initiate recall petition or special meeting to recall director; requires board of directors to duly notice & hold referendum within specified time.
SB 1688	Homeowners' Association Recalls	Victor M. Torres Jr. - D. (Dist. 15 Osceola Orange)	1. Regulated Industries (RI) 2. Community Affairs (CA) 3. Rules (RC)	3/10/2021 Senate - Introduced -SJ 196	Homeowners' Association Recalls; Citing this act as the "Community Recall Act"; revising the process for recalling a director of a homeowners' association; requiring a specified percentage of certain parcel owners to initiate a recall petition or a special meeting to recall a director; requiring the board of directors to duly notice and hold a referendum within a specified time, etc.
HB 305	Property Insurance Claims and Reimbursement	Bob Rommel -R. (Dist.106 Collier)		3/2/2021 House - 1st Reading (Original Filed Version)	Property Insurance Claims and Reimbursement; Provides for certain attorney fees awarded for claims arising under property insurance policies, strong presumption is created that lodestar fee is sufficient & reasonable; provides that certain provisions relating to homeowners' policies, offers of replacement cost coverage, & offers of law & ordinance coverage do not prohibit specified property insurance policies from including roof surface reimbursement schedules; provides that claims, supplemental claims, & reopened claims under property insurance policies for loss or damage caused by perils are barred unless notice is given; revises timeframe for notices for loss or damage caused by windstorm or hurricane; revises definition of term "supplemental claim" or "reopened claim" to include all perils.
SB 76	Property Insurance	Jim Boyd - R. (Dist. 21 Manatee and Hillsborough)	1. Banking and Insurance (BI) 2. Judiciary (JU) 3. Rules (RC)	3/11/2021 Senate - Now in Rules	Property Insurance; Prohibiting a person from providing claims adjusting services unless the person meets specified requirements; providing that, for certain attorney fees awarded for claims arising under surplus lines property insurance policies, a strong presumption is created that a lodestar fee is sufficient and reasonable; providing that certain provisions relating to homeowners' policies, offers of replacement cost coverage, and offers of law and ordinance coverage do not prohibit insurers from providing specified property insurance policies by including roof surface reimbursement schedules; requiring notice of intent to initiate litigation, etc

2021 Bill Tracker

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SB 1998	Condominium Associations	Jason W. Pizzo -D. (Dist.38 Miami-Dade)	1. Regulated Industries (RI) 2. Criminal Justice (CJ) 3. Rules (RC)	3/10/2021 Senate - Introduced -SJ 222	Condominium Associations; Providing that certain associations may continue to represent, prosecute, or defend unit owners in certain proceedings; revising the parties considered to be the defendant in a tax suit; revising criminal penalties relating to the acceptance of things or services of value or kickbacks; providing criminal penalties for fraudulent voting activities related to association elections, etc.