



## FLORIDA LEGISLATIVE SESSION WEEK 2 PREVIEW-- CALL ALERT FOR MARCH 11, 2013

Week 2 of the 2013 legislative session is now underway. There are a number of bills that CALL is tracking that are being heard in committee this week. One bill (HB 77, Relating to Landlords and Tenants) is already scheduled to be heard on the floor of the House. However, as of this writing, all of the committee agendas for Wednesday-Friday have not yet been released, so it's possible that additional bills will be heard later in the week. If you like to stay up to date on when the important bills are being heard and what happened in the committee meetings, you can follow me on Twitter at [https://twitter.com/YelineGoin\\_CALL](https://twitter.com/YelineGoin_CALL) and I will post daily on what transpired. Otherwise, you can wait and get my next CALL Alert that will update you on everything that happened during the week.

Here are some of the bills being heard this week (as of this writing):

### **Tuesday, March 12, 2013:**

#### **House Energy & Utilities Subcommittee**

**HB 277 (Rep. Rehwinkel Vasilinda), Relating to Assessment of Residential and Nonhomestead Real Property.** This bill implements a constitutional amendment approved in 2008 which prohibits consideration of certain improvements in the assessed value of real property. Specifically, the bill provides that, in determining the assessed value of real property used for residential purposes, a property appraiser may not consider the increase in the just value attributed to changes or improvements made for the purpose of improving a property's resistance to wind damage or the installation of a renewable energy source device.

#### **House Business and Professional Regulation Subcommittee**

**HB 47 (Rep. Hooper), Relating to Firesafety Devices.** This bill provides that effective January 1, 2014, any battery-operated smoke alarm that is newly installed must be powered by a nonreplaceable, nonremovable battery capable of powering the smoke alarm for at least 10 years. This does not apply to an electrically operated smoke alarm, a fire alarm system with a smoke detector, a

fire alarm device that connects to a panel, or any similar device that uses a low-power radio frequency wireless communication signal.

## **Senate Judiciary Committee**

**SB 436 (Sen. Altman), Relating to Residential Properties.** This is the Senate companion bill to Rep. Moraitis' HB 73 and includes a number of beneficial provisions for associations including, but not limited to, postponing costly elevator upgrades, fixing insurance glitches, imposing a deadline for election and recall challenges, removing the requirement for a member vote in order for condominium board members to serve two-year terms, allowing a condominium board to install code-compliant doors, and providing for a streamlined method for obtaining mortgagee consent for amendments for cooperative and homeowners' associations.

**SB 120 (Sen. Latvala), Relating to Condominiums.** This bill is an initiative of the Real Property Section of the Florida Bar and is intended to make the Condominium Act consistent with the Interstate Land Sales Acts (ILSA).

## **House Session**

**HB 77 (Rep. Porter), Relating to Landlords and Tenants.** Among other things, this bill includes a provision stating that landlords may not retaliate against a tenant if the tenant has paid rent to a condominium, cooperative, or homeowners' association after demand is made by the association in order to pay the landlord's obligation to the association.

### **Wednesday, March 13, 2013:**

#### **Senate Appropriations Subcommittee on Finance and Tax**

**SB 342 (Sen. Thrasher), Relating to Rental of Homestead Property.** This bill provides that a homestead property may be rented for up to 30 days per calendar year without being considered abandoned or losing the homestead exemption on the property. If the homestead is rented for more than 30 days, the property can lose its homestead exemption.

### **Thursday, March 14, 2013:**

#### **Senate Community Affairs Committee**

**SB 286 (Sen. Negron), Relating to Design Professionals.** This bill will allow design professionals (architects, engineers, geologists, etc.) to shield themselves from personal liability by including certain language in their contracts. CALL is currently opposed to this bill and we are working with other interested stakeholders on amendments to address a number of the issues with the bill.

**SB 1064 (Sen. Latvala), Relating to Assessment of Residential and Nonhomestead Real Property.** This bill is the Senate companion to HB 277 (see above) which is being heard on Tuesday.

I will update you at the end of the week. In the meantime, don't forget to follow me on Twitter at [https://twitter.com/YelineGoin\\_CALL](https://twitter.com/YelineGoin_CALL) for additional updates.

Very Truly Yours,

**Yeline Goin, Executive Director**  
Community Association Leadership Lobby (CALL)

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