

2011 Legislative Guide

Florida Legislature's 2011 Amendments to Laws
Affecting Community Associations



House Bill 1195

And Other Bills of Note:
House Bill 59, House Bill 883,
Senate Bill 408, Senate Bill 650



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HB 1195 AND OTHER BILLS OF NOTE

**House Bill 59
House Bill 883
Senate Bill 408
Senate Bill 650**

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HOUSE BILL 1195

(effective July 1, 2011)

FIRE SAFETY

CONDOMINIUMS

§633.0215(14), F.S.

- Clarifies that buildings with less than 4 stories and a corridor providing an exterior means of egress are exempt from the requirement to install a manual fire alarm system

COOPERATIVES

§633.0215(14), F.S.

- Clarifies that buildings with less than 4 stories and a corridor providing an exterior means of egress are exempt from the requirement to install a manual fire alarm system

HOMEOWNERS ASSOCIATIONS

Not applicable

OFFICIAL RECORDS

CONDOMINIUMS

§718.111(12), F.S.

- Provides that e-mail addresses and facsimile numbers provided to the Association are not accessible to other unit owners unless specifically provided by the unit owner for purposes of receiving notice by electronic transmission or unless the unit owner consents in writing to the disclosure
- Clarifies that “personnel records” are those records pertaining to both Association and management company employees
- Clarifies that “personnel records” are not accessible to owners; however, written employment agreements with an Association employee or management company or budgetary or financial records that indicate the compensation paid to an Association employee are accessible to owners
- Provides that unit owners may consent in writing to the release of personal identifying information not otherwise accessible to unit owners (i.e. telephone numbers, facsimile numbers, e-mail addresses, other mailing addresses, etc.)
- Provides that the Association is not liable for the inadvertent disclosure of personal identifying information that is included in an official record of the Association and was voluntarily provided by the unit owner and not requested by the Association

COOPERATIVES

No changes to §719.104(2), F.S.

HOMEOWNERS ASSOCIATIONS

§720.303(5)(c), F.S.

- Clarifies that “personnel records” are not accessible to owners; however, written employment agreements with an Association employee or budgetary or financial records that indicate the compensation paid to an Association employee are accessible to owners
- Provides that owners may consent in writing to the release of personal identifying information not otherwise accessible to owners (i.e. telephone numbers, facsimile numbers, e-mail addresses, other mailing addresses, etc.)
- Provides that the Association is not liable for the inadvertent disclosure of personal identifying information that is included in an official record of the Association and was voluntarily provided by the owner and not requested by the Association

BOARD MEETINGS/NOTICE AND CONDUCT OF ELECTIONS

CONDOMINIUMS (TIMESHARES ONLY)

§718.112(2)(d), F.S.

- Deletes statement that sub subparagraph §718.112(2)(d)3.a, F.S. (relative to notice and procedural requirements of elections) does not apply to timeshare condominiums, but adds §718.112(2)(d)10., F.S., that states the chapter does not limit the use of general or limited proxies, require the use of general or limited proxies, or require the use of a written ballot or voting machine for any agenda item or election at any meeting of a timeshare condominium association

PRACTICE NOTE – The deletion of the statement from §718.112(2)(d)3.a, F.S. and addition of §718.112(2)(d)10., F.S. seem to imply that timeshare condominiums must, regardless of what the condominium documents require, provide a first notice of election 60 days before the scheduled election and that a member interested in running for the Board must submit a notice of intent to the Association 40 days before the election and, if so desired, a candidate information sheet 35 days before the election

COOPERATIVES

No change to §719.106(1)(d)1, F.S., which continues to provide that the subparagraph relative to notice and procedural requirements of elections does not apply to timeshare cooperatives

HOMEOWNERS ASSOCIATIONS

No change to §720.306(9), F.S., which provides that elections of directors must be conducted in accordance with the procedures set forth in the governing documents of the Association

BOARD MEETINGS/“SUNSHINE” RULES

CONDOMINIUMS

§718.112(2)(c)3., F.S.

- Allows the Board, without the Association’s attorney being present, to hold a closed meeting for the purpose of discussing personnel matters (but attorney must still be present when discussing proposed or pending litigation with the Board or committee)

PRACTICE NOTE – By way of this change, condominium association law relative to closed Board meetings is now consistent with that found in §720.303(2), F.S. relative to closed Board meetings in the homeowners association context

COOPERATIVES

No change to §719.106(1)(c), F.S., which provides that the Board or a committee may only have closed meetings to discuss proposed or pending litigation with attorney present; no allowance for closed meeting to discuss personnel matters

HOMEOWNERS ASSOCIATIONS

No change to §720.303(2), F.S., which provides that the Board or a committee may have closed meetings to discuss proposed or pending litigation with attorney present; the Board, without the Association’s attorney present, may hold a closed meeting for the purpose of discussing personnel matters

BOARD MEETINGS/PARTICIPATION

CONDOMINIUMS

No change to §718.112(2)(c), which already allows members to speak at Board meetings with reference to all designated agenda items

COOPERATIVES

No change to §719.106(1)(c), F.S., which already allows members to speak at Board meetings with reference to all designated agenda items

HOMEOWNERS ASSOCIATIONS

§720.303(2)(b), F.S.

- Deletes requirement that members must petition the Board in order to speak at Board meetings
- Provides members with the right to speak at Board meetings with reference to all designated items

BOARD ELECTIONS/QUALIFICATIONS

CONDOMINIUMS

§718.112(2)(d), F.S.

- Clarifies that Board member terms do not expire at the annual meeting if all of the member terms would expire at the annual meeting but there are no candidates
- Provides that, where there are candidates, if the number of candidates is equal to or less than the number of Board members whose terms expire at the annual meeting, all candidates shall become members of the Board effective upon the adjournment of the annual meeting; any seats not filled by the candidates shall be filled by the affirmative vote of the majority of the directors making up the newly constituted Board, even if the directors constitute less than a quorum or there is only one director
- Provides that, in those cases where the term of a Board member expires at the annual meeting, the Board member may stand for reelection *unless prohibited by the bylaws*
- Clarifies that a candidate must be eligible to serve on the Board at the time of the deadline for submitting a notice of intent (i.e. 40 days before the election) in order for his or her name to be listed as a proper candidate on the election ballot or to serve on the Board
- Clarifies that where a newly-elected Board member chooses to complete the education curriculum administered by a Division-approved condominium education provider (in lieu of providing a written certification), he or she must complete the curriculum within 1 year before or 90 days after the date of election or appointment and must submit a certificate of satisfactory completion within 90 days after the election
- Clarifies that a written certification or educational certificate is valid and does not have to be resubmitted as long as the director serves on the Board without interruption

PRACTICE NOTE – The “unless prohibited by the bylaws” language relative to the ability of a Board member whose term has expired to stand for reelection suggests that term limits may be permitted if the bylaws impose term limits

COOPERATIVES

No change to §719.106(1)(d), F.S. relative to Board elections/qualifications

HOMEOWNERS ASSOCIATIONS

§720.306(9), F.S.

- Provides that a person who is more than 90 days delinquent in the payment of any fee, fine or other monetary obligation to the Association or has been convicted of a felony in Florida or an offense in another jurisdiction that would be considered a felony in Florida (unless such felon's civil rights have been restored for at least 5 years as of the date on which he or she seeks election to the Board) is not eligible to serve on the Board

- Provides that the validity of any action taken by the Board is not affected if it is later determined that a member of the Board is ineligible to serve on the Board

HURRICANE PROTECTION

CONDOMINIUMS

§718.113(5), F.S.

- Clarifies that, in addition to hurricane shutters, the association may install impact glass or other code-compliant windows or hurricane protection that complies with or exceeds the applicable building code
- Provides that a vote of the owners is not required if the maintenance, repair, or replacement of the hurricane shutters, impact glass, or other code-compliant windows is the responsibility of the Association according to the declaration of condominium
- Allows the Association, upon approval by a majority vote of the voting interests, to install hurricane shutters, hurricane protection, or impact glass or other code-compliant windows, even if hurricane protection or laminated glass or window film architecturally designed to function as hurricane protection which complies with or exceeds the current applicable building code has been previously installed

COOPERATIVES

Not applicable

HOMEOWNERS ASSOCIATIONS

Not applicable

RECREATIONAL AGREEMENTS/“BUNDLING”

CONDOMINIUMS

§718.114, F.S.

- Allows the Association to acquire leaseholds, memberships, and other possessory or use interests in lands or facilities such as country clubs, golf courses, marinas, and other recreational facilities upon a vote of, or written consent by, a majority of the total voting interests or as authorized by the provision in the declaration dealing with material alterations or substantial additions to the common elements or to real property which is association property

COOPERATIVES

Not applicable

HOMEOWNERS ASSOCIATIONS

No change to §720.31(6), F.S. relative to authority to acquire leaseholds, memberships, and other possessory or use interests in lands or facilities including, but not limited to, country clubs, golf courses, marinas, submerged land, parking areas, conservation areas, and other recreational facilities if authorized in the declaration as a material alteration or substantial addition to the common areas or association property or, if the declaration is silent, with the approval of 75% of the total voting interests

JOINT AND SEVERAL ASSESSMENT LIABILITY BETWEEN MASTER AND SUB-ASSOCIATIONS

CONDOMINIUMS

§718.116(1)(b)2., F.S.

- Provides that an Association that acquires title to a unit through foreclosure of its lien for assessments is not liable for unpaid assessments, late fees, interest, or reasonable attorney's fees and costs that came due before the Association's acquisition of title in favor of any other condominium association or homeowners' association which holds a superior interest on the unit

COOPERATIVES

Not applicable

HOMEOWNERS ASSOCIATIONS

§720.3085(2)(d), F.S.

- Provides that an Association that acquires title to a parcel through foreclosure of its lien for assessments is not liable for unpaid assessments, late fees, interest, or reasonable attorney's fees and costs that came due before the Association's acquisition of title in favor of any other condominium association or homeowners' association which holds a superior interest on the parcel

ATTACHMENT OF RENTS

CONDOMINIUMS

§718.116(11), F.S.

- Deletes reference to “future monetary obligations” and clarifies that demand is for subsequent rental payments due from the tenant to the unit owner
- Clarifies that, upon written notice from the Association, the tenant is responsible for paying all subsequent rental payments over to the Association until all monetary obligations of the unit owner related to the unit have been paid in full
- Provides specific language to be included in notice to tenant
- Provides tenant with immunity from any claim by the landlord related to the timely payment of rent to the Association after the Association has made written demand

COOPERATIVES

§719.108(10), F.S.

- Deletes reference to “future monetary obligations” and clarifies that demand is for subsequent rental payments due from the tenant to the unit owner
- Clarifies that, upon written notice from the Association, the tenant is responsible for paying all subsequent rental payments over to the Association until all monetary obligations of the unit owner related to the unit have been paid in full
- Provides specific language to be included in notice to tenant
- Provides tenant with immunity from any claim by the landlord related to the timely payment of rent to the Association after the Association has made written demand

HOMEOWNERS ASSOCIATIONS

§720.3085(8), F.S.

- Deletes reference to “future monetary obligations” and clarifies that demand is for subsequent rental payments due from the tenant to the owner
- Clarifies that, upon written notice from the Association, the tenant is responsible for paying all subsequent rental payments over to the Association until all monetary obligations of the owner related to the parcel have been paid in full
- Provides specific language to be included in notice to tenant
- Provides tenant with immunity from any claim by the landlord related to the timely payment of rent to the Association after the Association has made written demand

TERMINATION OF TIMESHARE CONDOMINIUMS AND PARTIAL TERMINATION OF CONDOMINIUMS

CONDOMINIUMS

§718.117, F.S.

- Allows for the termination of a condominium that includes units and timeshare estates where the improvements have been totally destroyed or demolished and requires that such petition for termination be filed in court by a unit owner seeking relief
- Allows for partial termination of a condominium pursuant to a plan of termination approved by at least 80 percent of the total voting interests of the condominium if no more than 10 percent of the total voting interests have rejected the plan by negative vote or by providing written objections to the plan of termination
- Specifies that a plan of partial termination is not an amendment subject to §718.110(4), which requires approval of all unit owners and record lienholders, if the ownership share of the common elements of a surviving unit remains in the same proportion to the surviving units as it was before the partial termination
- Requires that a plan of termination identify the units that survive the partial termination and provide that such units remain in the condominium form of ownership pursuant to an amendment to the declaration or an amended and restated declaration
- Specifies that title to the surviving units and common elements that remain part of the condominium property remain vested in the ownership shown in the public records and do not vest in the termination trustee
- Requires that, in a partial termination, the aggregate values of the units and common elements that are being terminated must be separately determined and the plan of termination must specify the allocation of the proceeds of sale for the unit and common elements
- Requires that, in a partial termination, liens that encumber a unit being terminated be transferred to the proceeds of sale of that portion of the condominium property being terminated which are attributable to such unit
- States that, in a partial termination, the association may continue as the condominium association for the property that remains subject to the declaration of condominium

COOPERATIVES

Not applicable

HOMEOWNERS ASSOCIATIONS

Not applicable

FINES AND SUSPENSIONS

CONDOMINIUMS

§718.303(3)-(6), F.S.

- Clarifies that the Association can fine and, for a “reasonable period of time”, suspend the rights of the unit owner, or a unit owner’s tenant, guest, or invitee to use the common elements, common facilities, or any other association property for the failure of the unit owner or its occupant, licensee, or invitee to comply with the terms of the condominium documents
- Continues previous limits for fines to \$100 per violation and \$1,000 in the aggregate
- Continues requirement that a fine cannot become a lien against a unit
- Continues proviso that the Association provide 14-day written notice and opportunity for hearing prior to imposition of fine or suspension for failure to comply with the terms of the condominium documents
- Clarifies that the Association can suspend the rights of the unit owner or the unit’s occupant, licensee, or invitee to use the common elements, common facilities, or any other association property and suspend voting rights of the unit owner if the unit owner is more than 90 days delinquent in paying a monetary obligation due to the Association
- Clarifies that when the Board suspends the use rights and voting rights of a unit owner who is more than 90 days delinquent in paying a monetary obligation due the Association, the Association must impose the suspension(s) at a duly-noticed Board meeting and thereafter provide written notice of such suspension(s) to the unit owner and, if applicable, the unit’s occupant, licensee, or invitee by mail or hand delivery
- Clarifies that the voting interest or consent right allocated to a unit which has been suspended is not to be counted towards the total number of voting interests necessary to constitute a quorum, the number of voting interests required to conduct an election, or the number of voting interests required to approve an action

COOPERATIVES

§719.303(3) - (5), F.S.

- Removes requirement that the right to fine for the failure of the unit owner or the unit owner’s occupant, licensee or invitee to comply with the terms of the cooperative documents must be in the cooperative documents
- Continues previous limits for fines to \$100 per violation and \$1,000 in the aggregate
- Continues requirement that a fine cannot become a lien against a unit
- Allows the Association, for a “reasonable period of time”, to suspend the rights of the unit owner, or a unit owner’s tenant, guest, or invitee to use the common elements, common facilities, or any other association property for the failure to comply with the terms of the cooperative documents

- Requires that the Association provide written notice and opportunity for hearing before a committee of other unit owners prior to imposition of fine or suspension for failure to comply with the terms of the cooperative documents

FINES AND SUSPENSIONS (cont'd)

COOPERATIVES (cont'd)

- Allows the Association to suspend the use rights of the unit owner or the unit's occupant, licensee, or invitee and suspend voting rights of a unit owner if the unit owner is more than 90 days delinquent in paying a monetary obligation due to the Association
- Provides that the Board suspension of use rights and voting rights of unit owner who is more than 90 days delinquent in paying a monetary obligation due the Association must be imposed at a duly-noticed Board meeting and thereafter provide written notice of such suspension to the unit owner and, if applicable, the unit's occupant, licensee, or invitee by mail or hand delivery
- Provides that suspension of common element use rights does not apply to limited common elements intended to be used only by that unit, common elements needed to access the unit, utility services provided to the unit, parking spaces, or elevators
- Provides that the voting interest or consent right allocated to a unit which has been suspended is not to be counted towards the total number of voting interests necessary to constitute a quorum, the number of voting interests required to conduct an election, or the number of voting interests required to approve an action

HOMEOWNERS ASSOCIATIONS

§720.305, F.S.

- Clarifies that the Association can fine and, for a "reasonable period of time", suspend the rights of the owner, or an owner's tenant, guest, or invitee to use the common areas and facilities for the failure of the owner of the parcel or its occupant, licensee, or invitee to comply with the terms of the governing documents
- Continues previous limits for fines to \$100 per violation and \$1,000 in the aggregate, though the fine can exceed \$1,000 if so provided in the governing documents
- Continues requirement that a fine of less than \$1,000 cannot become a lien
- Continues proviso that association provide 14-day written notice and opportunity for hearing prior to imposition of fine or suspension for failure to comply with the terms of the governing documents
- Clarifies that the Association can suspend use rights of the owner, or an owner's tenant, guest, or invitee if the member is more than 90 days delinquent in paying a monetary obligation due to the Association
- Removes requirement that the right to suspend voting rights of an owner if more than 90 days delinquent in paying any monetary obligation due to the Association must be in the governing documents

- Provides that the Board suspension of use rights and voting rights of an owner who is more than 90 days delinquent in paying a monetary obligation due the Association must be imposed at a duly-noticed Board meeting and the Board must thereafter provide written notice of such suspension to the owner and, if applicable, the occupant, licensee, or invitee by mail or hand delivery

FINES AND SUSPENSIONS (cont'd)

HOMEOWNERS ASSOCIATIONS (cont'd)

- Provides that the voting interest or consent right allocated to a parcel which has been suspended is not to be counted towards the total number of voting interests necessary to constitute a quorum, the number of voting interests required to conduct an election, or the number of voting interests required to approve an action

BULK BUYERS

CONDOMINIUMS

§§718.703 – 718.707, F.S.

- Amends the definition of “bulk assignee” and “bulk buyer” to mean a person who acquires more than 7 condominium parcels in “a single condominium”
- Provides that a bulk assignee is not liable for warranties under 718.203(1) or 718.618, except as expressly provided by the bulk assignee in a prospectus or offering circular, or the contract for purchase and sale executed with a purchaser, or for design, construction, development or repair work performed by or on behalf of the bulk assignee
- Provides that if, at the time the bulk assignee acquires title to the units and receives an assignment of developer rights, the developer has not relinquished control of the board, for purposes of determining the timing of transfer of control, a condominium parcel acquired by the bulk assignee is not deemed to be conveyed to a purchaser, or owned by an owner other than the developer, until the condominium parcel is conveyed to an owner who is not a bulk assignee
- Requires filing with the division and certain disclosures to purchasers and lessees if a bulk assignee or bulk buyer is offering “more than seven units in a single condominium” for sale or for lease for a term exceeding 5 years
- Provides that a bulk assignee or bulk buyer is not required to comply with the filing or disclosure requirements if all of the units owned by the bulk assignee or bulk buyer are offered and conveyed to a single purchaser in a single transaction
- Provides that a person acquiring condominium parcels may not be classified as a bulk assignee or bulk buyer unless the condominium parcels were acquired on or after July 1, 2010, but before July 1, 2012

COOPERATIVES

Not applicable

HOMEOWNERS ASSOCIATIONS

Not applicable

MANAGEMENT FEE COLLECTION

CONDOMINIUMS

No change to §718.116(5)(b), F.S., which allows the Association to lien for reasonable costs and attorney's fees incurred by the Association incident to the collection process

COOPERATIVES

§719.108(4), F.S.

- Removes provision from 2010 statute that allowed the Association to lien for collection services for which the Association has contracted

HOMEOWNERS ASSOCIATIONS

No change to §720.3085(1)(a), F.S., which allows the Association to lien for reasonable costs and attorney's fees incurred by the Association incident to the collection process

BULK SERVICES

CONDOMINIUMS

No change to §718.115(1)(d), F.S. relative to bulk services

COOPERATIVES

No change to §719.107(1)(b), F.S. relative to bulk services

HOMEOWNERS ASSOCIATIONS

§720.309(2), F.S.

- Authorizes the Board to enter into a bulk contract for communications services as defined in §202.11(2), F.S. (which includes cable and telephone), information services and internet services, regardless of whether such authority is contained in the governing documents; however, if the authority to enter into such contract is not contained in the governing documents, the costs are to be allocated on a per-parcel rather than a percentage basis regardless of the manner in which expenses are allocated in the governing documents
- Provides that any bulk service contract entered into before July 1, 2011 in which the cost of service is not equally divided among all parcel owners may allocate the cost equally among all parcels upon the approval of a majority of the voting interests present at a regular or special meeting of the Association
- Provides that bulk service contracts made by the Board can be canceled by a majority of the voting interests present at the next regular or special meeting of the Association, but if no motion to cancel is made or such motion fails, the contract shall be deemed ratified for the term provided in the contract
- Allows hearing-impaired or legally blind parcel owners who do not occupy the parcel with a non-hearing-impaired or sighted person and parcel owners who receive social security or food assistance to disconnect bulk service without penalty and further exempts them from operating expenses for such services if disconnected
- Prohibits homeowners' associations from denying individual franchised, licensed or certified cable or video service to any resident if the resident pays the provider directly for services; further prohibits Association from requiring the resident or service provider from having to pay anything of value (other than service or installation fees) to obtain or provide the service

HOUSE BILL 59

(effective July 1, 2011)

SERVICE OF PROCESS

§48.031(7), F.S.

- Provides that a gated residential community, including a condominium or a cooperative, must grant unannounced entry into the community, including the common areas and common elements, to a person attempting to serve process on a defendant or witness who resides within or is known to be within the community

HOUSE BILL 883

(effective June 2, 2011)

PUBLIC LODGING ESTABLISHMENTS

Chapter 509, F.S.; §386.203(4), F.S.

- Replaces the terms “resort condominiums” and “resort dwellings” with the term “vacation rental”

§509.032(7)(b), F.S.

- Provides that a local law, ordinance, or regulation may not restrict the use of vacation rentals, prohibit vacation rentals, or regulate vacation rentals based solely on their classification, use, or occupancy, unless such ordinance was adopted on or before June 1, 2011

§509.242(1)(c), F.S.

- Defines a “vacation rental” as any unit or group of units in a condominium, cooperative, or timeshare plan or any individually or collectively owned single-family, two-family, or four-family house or dwelling unit that is also a transient public lodging establishment

SENATE BILL 408

(effective May 17, 2011)

PROPERTY AND CASUALTY INSURANCE

§626.70132, F.S.

- Reduces the window for filing hurricane and windstorm claims from five to three years after a storm

§627.062, F.S.

- Increases rate by which insurers may raise premiums for reinsurance costs from 10% to 15% per year

§627.351, F.S.

- Provides that sinkhole coverage is limited to structural damage for primary buildings

§627.706, F.S.

- Strictly defines "structural damage" to minimize frivolous claims
- Provides that any claim, including, but not limited to, initial, supplemental, and reopened claims under an insurance policy that provides sinkhole coverage is barred unless notice of the claim was given to the insurer in accordance with the terms of the policy within 2 years after the policyholder knew or reasonably should have known about the sinkhole loss

§627.7011, F.S.

- Provides that with respect to homeowners' policies, if the dwelling is insured on the basis of replacement cost, the insurer must initially pay the actual cash value of the insured loss, less the deductible; any remaining amounts shall be paid as work is performed and expenses are incurred, except if a total loss of a dwelling occurs, the insurer shall pay the replacement cost without holdback of any depreciation in value

SENATE BILL 650

(effective June 2, 2011)

MOBILE HOME PARKS

§723.024, F.S.

- Provides that local governments must cite the responsible party for violations of local codes or ordinances
- Clarifies that mobile home owners and mobile home *park* owners have specific obligations under the statute and can only be penalized for violations of their respective obligations

§723.061(1), F.S.

- Clarifies language relating to eviction due to change in land use
- Provides mobile home park associations with a right of first refusal to purchase a mobile home park, when the mobile home park is subject to a land use change, and establishes notice procedures for the same
- Clarifies that the six months notice of an eviction due to a land use change must be provided to the affected mobile home owners rather than to the affected tenants

§723.061(4), F.S.

- Exempts officers of a mobile homeowners association from the notice requirements in s. 723.061 (1)(d)1., F.S. Officers of mobile homeowners associations no longer need to receive the notice via certified mail or registered mail, return receipt requested

ACTIVE: 3365855_5

Community Association Law

Becker & Poliakoff is well-known for its pioneering role in the creation of the law pertaining to the operation of common ownership housing in Florida. Many of the leading cases in the field bear the Firm's name. Our attorneys are recognized as leaders in the field through published articles, works, public service, legislative activities and industry group leadership positions.

Resources



Firm Website

Becker & Poliakoff's website includes podcasts, webinars, informative articles and information that can assist you and your association. Visit www.becker-poliakoff.com



Florida Condo & HOA Law Blog

The Florida Condo & HOA provides readers with up to date analysis and news that affects condominiums and HOAs in Florida. Ongoing posts by community association attorneys will keep you informed! Log on and subscribe to receive updates as they happen. Visit www.floridacondohoalawblog.com



Community Update Archives

For more than twenty five years, Becker & Poliakoff attorneys have published a monthly newsletter, *Community Update*, to keep owners, board members, and management professionals informed about developments in Community Association law, notes on significant case decisions, helpful tips on the business aspect of Association operations, and details on changes in legislation and administrative decisions. Visit www.becker-poliakoff.com/cu/



Annual Conferences

Each year, Becker & Poliakoff hosts more than a dozen educational conferences throughout Florida focused on key legal, financial, operational, and legislative issues. The conferences are tailored for board members, property managers, unit owners and others who are interested in staying up to date on issues and trends impacting Florida's community associations. Visit www.becker-poliakoff.com/events/ca/



The Florida Construction Law Authority

The Florida Construction Law Authority blog helps readers stay informed about legislative changes and cases impacting construction projects. Visit www.floridaconstructionlawauthority.com



CALL Online

The Community Association Leadership Lobby ("CALL") was created to provide clients with the tools and training they need to stay informed on key issues and influence new legislation in Florida's Capitol. Visit www.callbp.com

YouTube: www.youtube.com/bplawfirm

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Florida Locations

BECKER & POLIAKOFF
Legal and Business Strategists

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* Available for consultation by appointment