

CALL Alert!



COMMUNITY ASSOCIATION
LEADERSHIP LOBBY



Yeline Goin
Executive Director
Community Association
Leadership Lobby
(CALL)

ygoin@bplegal.com
www.callbp.com

Tallahassee Office
204 South Monroe St.
Suite 203
Tallahassee, FL
32301-1800
Tel: 850.412.1115
Fax: 850.412.1120

**CALL
Administrative
Office**
1 E. Broward Blvd.
Suite 1800
Ft. Lauderdale, FL 33301
954.364.6012
call@bplegal.com



CALL Town Hall in Tampa; Estoppel Certificate Bill Update; New HOA Bills Filed; and Happy Thanksgiving!!--- CALL Alert for November 24, 2015

It's hard to believe that we are almost at the end of November and there is only one more interim committee week in Tallahassee before the start of the 2016 Legislative Session. My last update mentioned that the issue of who would be the next Senate President was still unresolved. However, we now know that Sen. Joe Negron will be Senate President starting in 2017. The other Senator vying for the position, Senator Jack Latvala, will be the Appropriations Chair.

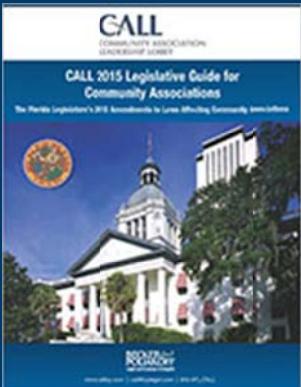
CALL Town Hall

On November 10th, we hosted a CALL Town Hall meeting in the Tampa area (Palm Harbor) with Representatives Grant, Sprowls and Latvala.

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The Representatives explained the bills that they sponsored during the 2015 Legislative Session (the Condominium Termination bill by Rep. Sprowls and Grant, and the Mobile Home bill by Rep. Latvala), and other bills and issues important to them. The Representatives enjoyed taking questions from the audience and the very interactive conversation veered into other interesting topics like gun rights and health care. We thank the Representatives for their time and for sharing their insights with us.

Estoppel Certificate Bill

The "estoppel certificate bill" ([HB 203](#)) passed its first committee meeting, but there were two "no" votes (by Representatives Lori Berman and Cynthia Stafford). It must still be approved by two more House committees--Business and Professional Regulation and Judiciary--before it can reach the House floor and a vote of the full House. Also, the Senate version of the bill has now been filed. Sen. Stargel, last year's sponsor, filed [SB 722](#). It differs in one significant way with the House version in that [SB 722](#) does not include any "caps" on the amount that an association can charge for an estoppel certificate. However, like the House version, it provides that the association will not be paid for preparing the estoppel certificate until after the closing.

New HOA Bills

Also, as we expected, Representative John Cortes has filed three separate bills which significantly impact community associations. The bills are:

[HB 653](#), Relating to Homeowners' Associations: The bill, among other things, provides that the Division of Condominium, Timeshares, and Mobile Homes will be renamed as the Division of Condominiums, Homeowners' Associations, Timeshares and Mobile Homes. The Division would have the authority to regulate homeowners' associations and to investigate certain complaints,

fee against homeowners' associations for purposes of regulation.

[HB 665](#), Relating to Community Association Managers: The bill, among other things, renames the Regulatory Council of Community Association Managers as the Board of Community Association Managers. It also provides responsibilities relating to the Board, revises provisions relating to licensure of community association managers and community association management firms, licensure by examination, continuing education, fees, and disciplinary proceedings.

[HB 667](#), Relating to Community Associations: The bill, among other things, combines the three statutes that regulate condominiums, cooperatives and homeowners' associations (Chapters 718, 719, and 720) into one statute governing all three types of communities. The new statute would be called the "Common Interest Communities Act."

At this time, there are no Senate companion bills. If the above bills start moving or are heard in any committees, I will provide you with additional information on their impacts.

From all of us at CALL, Happy Thanksgiving and safe travels!



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

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