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## Community Advocacy Network Alert



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They're ***Cracking*** under our ***Pressure***



This will be a **BUSY** week in the Capital.

### **HB 203 - Tuesday, February 2nd 10:30 a.m.**

The dreaded "Home Tax Bill," HB 203, will be heard tomorrow by another committee- Business and Professions. CAN continues to galvanize all state and national community association groups to create one voice and defeat powerful special interests.

Cleverly, special interest groups plan to shift their costs onto you, simply because you live or own property in a community association. It's a very sneaky way to tax homeownership, without you even knowing it.

### **More Terrible Bills to Haunt you:**

### **SB 1122 - Tuesday, February 2nd at 1:30 p.m. ~~\$500~~ anyone?**

**Senate Bill 1122.** Regulated Industries Committee. This bill needs to be on your radar because it's another bad one. Senate Bill 1122 forces HOAs (regulated under Florida Chapter 720) to be under the same regulation as Condos (regulated under Florida Chapter 718). There are numerous issues with this bill but here are a few big ones you need to know about. The first relates to a records request made on behalf of a homeowner living in an HOA.

**Every day your HOA is delinquent in**

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providing requested records, your association may be fined up to \$500 per day. If an individual CAM/Manager or Management Company are responsible for providing the records, they will be fined \$500 per day and cannot be reimbursed or protected from having to pay.

You get the point. Lots of unnecessary attorneys fees, costs and money will need to be budgeted and paid.

The second biggest issue this bill creates are required certification classes for members, boards and managers of HOAs. Sounds helpful right? Not exactly - because it's going to cost you. Each association would be charged annually \$2 per unit to cover the cost of these courses regardless of whether someone from your association actually attends.

There are 9 million people living in Florida Community Associations. Another sneaky way for the Legislature to tax us without calling it a "Tax."



Opening day of 2016 Legislative Session

## **HB 1357 - Tuesday, February 2nd at 10:30 a.m.**

**House Bill 1357 another Terrible Bill heard**

tomorrow, February 2nd at 10:30 a.m. by the same committee. This bill would greatly reduce your association's ability to collect delinquent accounts.

CAN formed a Legislative Alliance with (CAI) the Community Association Institute, an international organization with more than 33,000 members and 60 chapters, giving CAN's Petition more supporters, momentum and weight. Please click the following link to sign the "Vote NO on HB 203 and SB 722" Petition, <https://www.change.org/p/vote-no-on-hb-203-and-sb-722#petition-letter>.



SCCA President Roger Kesselbach symbolically "smashes the home tax" at the State Capital in Tallahassee.

On January 23rd, SCCA President, Roger Kesselbach, participated in an interview with radio host Gene Sullivan of WWTC radio regarding the Home Tax Bill. To hear the podcast, click [HERE](#) (note: Roger's interview starts around the 8 minute mark).

We continue to do our best working on your behalf. CAN, like your Community Association is a Not-for-Profit working hard to protect the interests of the 9 million folks in Florida living in condos and neighborhood associations like yours. Please support our sponsors that help us continue to provide you information before your community is rocked with new government fees and regulations.

Stay tuned... We promise to continue to keep you posted on these proposed bills in a CAN Alert later this week.

Yours in Community,

**Alan Garfinkel, Esq.  
Katzman Garfinkel, Founding Partner  
Community Advocacy Network (CAN), Chairman**

The Community Advocacy Network (CAN) is Florida's leading voice for the interests of 60,000 community associations statewide, leading the fight against over-regulation of private residential communities by state and local governments. Each year since its inception in 2007, CAN spearheads important State legislative reforms designed to protect and enhance Florida Community association living.

CAN continues to foster financial stability and operational integrity to all common-interest ownership communities statewide.

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