



**February 4, 2016**

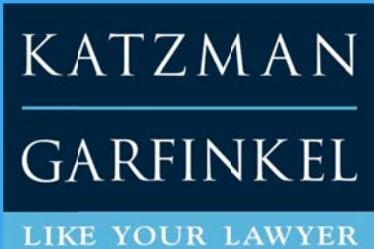


## *Community Advocacy Network Alert*



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Katzman Garfinkel, Founding  
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**Dear Clay,**

Pat yourself on the back folks, because this past Tuesday, we had not 1 but 2 **HUGE** victories in the State Capital.



First up, **HB 203 The Estoppel "Home Tax" Bill**. Thanks to YOUR support and CAN's Petition, we convinced our Legislators to remove the bad language in this bill before it was heard by the House Business and Professions Subcommittee. After provisions were extensively revised and amended, the Bill was passed unanimously. HB 203 was successfully amended to the following:

**Home tax:** The amendment removed the "home tax" and "pay at closing" language that would have unfairly shifted the costs of any failed home purchase onto community associations. Absurd. Outrageous!! And now that provision is gone.

**Fee caps:** The non-delinquent fee caps were raised from \$200 to \$250. The fee cap max for every scenario is now \$550. There is a 3 year CPI increase adjustment.

**Certificate language:** The list of what language must be included in the estoppel certificate was significantly shortened, reducing burdens on associations further.

**AND NOW FOR THE SUPER GOOD NEWS...**

**\$500 per day Community Association and Manager Penalty anyone?** [Click here](#) to view the earlier CAN Alert on the atrocious Senate Bill 1122, that would have your Community Association or Manager or Management Company pay \$500 Dollars each day a record request was late. Oh by the way, the Manager and



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Management Company could not seek cover, protection, reimbursement or indemnification. They would eat those \$500 per day penalties. Ultimately, we all know who would pay those crazy penalties. You!

**SB 1122 Bill.** This Bill containing the \$500 per day late fee for a delay in providing HOA Records was outright DEFEATED in the Senate Regulated Industries Committee by a vote of 6 "Nays" to 4 "Yays". This was a tremendous win for all of us living in or serving community associations.

This was a great week for those 9 million folks that live in community associations in Florida.

**"No man's life, liberty, or property are safe while the legislature is in session."** The quote is generally attributed to either Mark Twain or Gideon J. Tucker. Regardless, who penned the phrase. It's so true.

We at CAN promise to do our very best keeping you informed and up to date while the Legislature is in Transylvania, oh I mean Tallahassee.

Keep safe, give thanks and give someone a big hug today.

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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