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Legislative Update: Rolling, rolling, rolling...



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In 1969, Creedence Clearwater Revival first sang in Proud Mary the famous lyrics, "rolling...rolling... rolling on the river."

Just like Florida's ongoing Legislative Session in Tallahassee, the Session is rolling, rolling, rolling...on new bills that absolutely affects your property, community and quality of life in your own homes. With the 3rd week of Session complete, we're nearly halfway home. As always, your Community Association Network brings you the latest updates where legislation impacting your community association stand.



### **Big wheel keep on turning...**

The big wheel for community associations is the Estoppel Bill. This week, the House version of the Estoppel bill, HB 483, passed the House Careers & Competition Subcommittee on a 12-0 vote. The Senate version, SB 398, had no legislative action this week. CAN and other advocates for

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**Business Partner  
Spotlight:**

associations and homeowners are continuing to work closely with the bill sponsors, Sen. Passidomo and Rep. Donalds. We are thankful for their leadership and continued discussion on this important issue.

**New Challenge/Jail Time?/Who's Going to Volunteer?**

**SB 1682 will be heard this week in Tallahassee. Last year legislation was passed to address out of control/wayward boards. SB 1682 takes it way beyond...criminalizing certain conduct relating to BOARD of Director elections.**

**Director term limits have been discussed for years, a bigger problem may be the lack of owners interested in serving on community association boards. This bill would intimidate volunteers willing to serve from doing so.**

**Unpaid volunteer board members should not be held criminally liable if, for example, they fail to turn over records within 10 days or if they incorrectly count a ballot that should have been disregarded. More to come in the weeks ahead.**

**Committee Action:**

This week, association-related bills passed through committees. Let's take a look at where they've been and where they're going.

**SB 188: Vacation Rentals**

Filed by Sen. Steube, this bill concerns vacation rentals. It passed the Senate Regulated Industries Committee on a 7-3 vote. Next, the bill will be in the Senate



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Community Affairs Committee.

#### **HB 653: Reporting Requirements**

Filed by Rep. Moraitis, this bill changes community association reporting requirements, notices, bylaws, compliance with fire safety codes, and retrofitting. It passed the House Careers & Competition Subcommittee by an 8-5 vote. Next, the bill will be in the House Civil Justice & Claims Subcommittee.

#### **HB 735: Covenants and Restrictions**

Filed by Rep. Edwards, this bill specifies when local governments may use police powers. Passed the House Local, Federal & Veterans Affairs Subcommittee on a 9-0 vote. The bill already passed the House Civil Justice & Claims Subcommittee on a 12-0 vote. Next, the bill will be in the House Judiciary Committee.

#### **HB 1237: Condominiums**

Filed by Rep. Diaz, this bill revises condominium requirements on foreclosure sales, board membership, arbitration, voting rights, and more. Passed the House Civil Justice & Claims Subcommittee on a 14-0 vote. Next vote, House Rules & Policy Committee.

#### **HB 6027: Financial Reporting**

Filed by Rep. Williamson, this bill deletes requirement for associations to provide reports of cash in lieu of specified financial statements. Passed House Careers & Competition Subcommittee on a 12-0 vote.

As the 2017 legislative session keeps rolling

towards the halfway mark, The Community Association Network works for the best interests of millions of homeowners who call Florida's community associations home.

Yours in Community,

**Alan Garfinkel**  
**Community Association Network**  
*Chairman of the Board of Directors*



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