

2017 Legislative Update

Senate Bill 398

Relating to Estoppel Certificates

This bill amends chs. 718, 719, and 720, F.S., regarding requirements for an estoppel certificate, and provides that the association waive certain rights under certain conditions in an estoppel certificate. SB 398 also provides for and revises fee and supplemental fee requirements.

House Bill 615

Relating to Professional Regulation

HB 615 provides that the licensure of surviving spouses of members of the armed forces shall be kept in good standing and not be subject to renewal requirements. It also requires the Department of Business and Professional Regulation, for the boards included within s. 20.165, F.S., to issue a permanent license to all current and former active duty members of the armed forces, and their current spouses or surviving spouses, if they hold a license in another jurisdiction, foreign or domestic. Application and licensure fees shall be waived; however, persons licensed pursuant to this provision may renew their license upon completing conditions for renewal required of license holders. In addition, licensure fees for low-income individuals are waived.

Senate Bill 818

Relating to Timeshares

This bill revises the definition of the term “interestholder” to clarify that the term does not include certain parties to a certain multisite timeshare plan; revising requirements for the termination of a timeshare plan; specifying the percentage of votes required to extend the term of a timeshare plan under certain circumstances, etc.

House Bill 241

Relating to Alarm Systems

This legislation amends s. 553.793, F.S., “Streamlined low-voltage alarm system installation permitting” to include “low-voltage electrical fences” and defines a “low-voltage electrical fence”. It allows such systems to be permitted under the provisions of s. 553.793, F.S., which provides that contractors can purchase uniform basic permit labels without any detailed information about the project, and exempts the contractor from having to notify the building department prior to installation.

The bill also amends s. 489.529, F.S., “alarm verification calls required” to provide that verification calls are not required before contacting law enforcement for dispatch under certain conditions, including instances where the premises is used for storage of firearms or ammunition by a firearms/ammunition dealer.

House Bill 1237

Relating to Condominiums

The bill revises and provides requirements relating to condominiums, including kickbacks, association documents, attorney representation, recordkeeping requirements, purchasing of units at foreclosure sale, financial statements, powers and duties of the Division of Florida Condominiums, Timeshares, and Mobile Homes, board membership, management services, conflicts of interest, arbitration, member voting rights, and reporting requirements. Additionally, it provides criminal penalties.

Senate Bill 1520

Relating to Termination of a Condominium Association

The bill requires a plan of termination be approved by the Division of Florida Condominiums, Timeshares, and Mobile Homes of the Department of Business and Professional Regulation and meet specified requirements for a condominium form of ownership to be terminated for all or a portion of the condominium property under certain circumstances. SB 1520 specifies that a plan of termination is presumed to be accepted if notice is not provided within the specified timeframe.

The bill further provides an appropriation from the Division of Florida Condominiums, Timeshares and Mobile Homes Trust Fund to provide for 1.00 full-time equivalent position for the purpose of implementing the act.

House Bill 6027

Relating to Financial Reporting

This legislation deletes the provision requiring associations with less than 50 units or parcels to prepare a report of cash receipts and expenditures in lieu of certain financial statements. It further deletes the provision limiting the ability of condominium and cooperative associations to waive the financial reporting requirements for more than three (3) consecutive years.