



26 requiring that the checklist be signed by a specified  
27 person or the association to provide an affidavit  
28 attesting to the veracity of the checklist; providing  
29 a timeframe for maintaining such checklist and  
30 affidavit; creating a rebuttable presumption; amending  
31 s. 718.112, F.S.; revising the amount of the fee an  
32 association may charge for transfers; providing for  
33 the adjustment of the fee after a specified time;  
34 requiring the Department of Business and Professional  
35 Regulation to publish the fee on its website; amending  
36 s. 718.501, F.S.; defining the term "financial issue";  
37 authorizing the Division of Condominiums, Timeshares,  
38 and Mobile Homes to adopt rules; amending s. 720.306,  
39 F.S.; providing that certain amendments to governing  
40 documents apply only to certain parcel owners;  
41 providing exceptions; specifying that a change of  
42 ownership does not occur under certain circumstances;  
43 defining the term "affiliated entity"; requiring an  
44 affiliated entity to provide specified documents to an  
45 association in order for a conveyance to be  
46 recognized; providing an effective date.

47  
48 Be It Enacted by the Legislature of the State of Florida:

49  
50 Section 1. Paragraph (e) of subsection (3) of section

51 194.011, Florida Statutes, is amended to read:

52 194.011 Assessment notice; objections to assessments.—

53 (3) A petition to the value adjustment board must be in  
54 substantially the form prescribed by the department.

55 Notwithstanding s. 195.022, a county officer may not refuse to  
56 accept a form provided by the department for this purpose if the  
57 taxpayer chooses to use it. A petition to the value adjustment  
58 board must be signed by the taxpayer or be accompanied at the  
59 time of filing by the taxpayer's written authorization or power  
60 of attorney, unless the person filing the petition is listed in  
61 s. 194.034(1)(a). A person listed in s. 194.034(1)(a) may file a  
62 petition with a value adjustment board without the taxpayer's  
63 signature or written authorization by certifying under penalty  
64 of perjury that he or she has authorization to file the petition  
65 on behalf of the taxpayer. If a taxpayer notifies the value  
66 adjustment board that a petition has been filed for the  
67 taxpayer's property without his or her consent, the value  
68 adjustment board may require the person filing the petition to  
69 provide written authorization from the taxpayer authorizing the  
70 person to proceed with the appeal before a hearing is held. If  
71 the value adjustment board finds that a person listed in s.  
72 194.034(1)(a) willfully and knowingly filed a petition that was  
73 not authorized by the taxpayer, the value adjustment board shall  
74 require such person to provide the taxpayer's written  
75 authorization for representation to the value adjustment board

76 clerk before any petition filed by that person is heard, for 1  
77 year after imposition of such requirement by the value  
78 adjustment board. A power of attorney or written authorization  
79 is valid for 1 assessment year, and a new power of attorney or  
80 written authorization by the taxpayer is required for each  
81 subsequent assessment year. A petition shall also describe the  
82 property by parcel number and shall be filed as follows:

83 (e)1. A condominium association, as defined in s. 718.103,  
84 a cooperative association, as defined in s. 719.103, or any  
85 homeowners' association, as defined in s. 723.075, with approval  
86 of its board of administration or directors, may file with the  
87 value adjustment board a single joint petition on behalf of any  
88 association members who own units or parcels of property which  
89 the property appraiser determines are substantially similar with  
90 respect to location, proximity to amenities, number of rooms,  
91 living area, and condition. The condominium association,  
92 cooperative association, or homeowners' association as defined  
93 in s. 723.075 shall provide the unit or parcel owners with  
94 notice of its intent to petition the value adjustment board by  
95 hand delivery or certified mail, return receipt requested,  
96 except that such notice may be electronically transmitted to a  
97 unit or parcel owner who has expressly consented in writing to  
98 receiving notices by electronic transmission. If the association  
99 is a condominium or cooperative association, the notice must  
100 also be posted conspicuously on the condominium or cooperative

101 property in the same manner as notice of board meetings under  
102 ss. 718.112(2) and 719.106(1). Such notice must ~~and shall~~  
103 provide at least ~~14~~ 20 days for a unit or parcel owner to elect,  
104 in writing, that his or her unit or parcel not be included in  
105 the petition.

106 2. A condominium association, as defined in s. 718.103, a  
107 cooperative association, as defined in s. 719.103, or a  
108 homeowners' association, as defined in s. 723.075, that has  
109 filed a single joint petition under this subsection may continue  
110 to represent, prosecute, and defend the unit or parcel owners  
111 through any related subsequent proceeding in any tribunal,  
112 including judicial review under part II of this chapter and any  
113 appeals. This subparagraph is intended to clarify existing law  
114 and applies to cases pending on July 1, 2020.

115 Section 2. Subsection (2) of section 194.181, Florida  
116 Statutes, is amended to read:

117 194.181 Parties to a tax suit.—

118 (2)(a) In any case brought by a ~~the~~ taxpayer or a  
119 condominium, cooperative, or homeowners' association, as defined  
120 in ss. 718.103, 719.103, and 723.075 respectively, on behalf of  
121 some or all unit or parcel owners, contesting the assessment of  
122 any property, the county property appraiser is the ~~shall be~~  
123 party defendant.

124 (b) In any case brought by the property appraiser under  
125 pursuant to s. 194.036(1) (a) or (b), the taxpayer is the ~~shall~~

126 ~~be~~ party defendant.

127 (c)1. In any case brought by the property appraiser under  
128 s. 194.036(1) (a) or (b) concerning a value adjustment board  
129 decision on a single joint petition filed by a condominium,  
130 cooperative, or homeowners' association under s. 194.011(3), the  
131 association and all unit or parcel owners included in the single  
132 joint petition are the party defendants.

133 2. The condominium, cooperative, or homeowners'  
134 association must provide unit or parcel owners with notice of  
135 its intent to respond to or answer the property appraiser's  
136 complaint and advise the unit or parcel owners that they may  
137 elect to:

138 a. Retain their own counsel to defend the appeal;  
139 b. Choose not to defend the appeal; or  
140 c. Be represented together with other unit or parcel  
141 owners by the association.

142 3. The notice required in subparagraph 2. must be hand  
143 delivered or sent by certified mail, return receipt requested,  
144 to the unit or parcel owners, except that such notice may be  
145 electronically transmitted to a unit or parcel owner who has  
146 expressly consented in writing to receiving notices through  
147 electronic transmission. Additionally, the notice must be posted  
148 conspicuously on the condominium or cooperative property, if  
149 applicable, in the same manner as notice of board meetings under  
150 ss. 718.112(2) and 719.106(1). The association must provide at

151 least 14 days for a unit or parcel owner to respond to the  
152 notice. Any unit or parcel owner who does not respond to the  
153 association's notice will be represented by the association.

154 (d) In any case brought by the property appraiser under  
155 ~~pursuant to~~ s. 194.036(1)(c), the value adjustment board is the  
156 ~~shall be~~ party defendant.

157 Section 3. Subsections (3) through (7) of section  
158 514.0115, Florida Statutes, are renumbered as subsections (4)  
159 through (8), respectively, and a new subsection (3) is added to  
160 that section, to read:

161 514.0115 Exemptions from supervision or regulation;  
162 variances.—

163 (3) Pools serving homeowners' associations and other  
164 property associations which have no more than 32 units or  
165 parcels and which are not operated as public lodging  
166 establishments are exempt from supervision under this chapter,  
167 except for water quality and ss. 514.0315, 514.05, and 514.06.

168 Section 4. Subsection (7) of section 553.77, Florida  
169 Statutes, is amended to read:

170 553.77 Specific powers of the commission.—

171 (7) Building officials shall recognize and enforce  
172 variance orders issued by the Department of Health under s.  
173 514.0115(8) ~~pursuant to s. 514.0115(7)~~, including any conditions  
174 attached to the granting of the variance.

175 Section 5. Paragraph (a) of subsection (1), subsection

176 (3), and paragraphs (a), (b), (c), and (f) of subsection (12) of  
 177 section 718.111, Florida Statutes, are amended to read:

178 718.111 The association.—

179 (1) CORPORATE ENTITY.—

180 (a) The operation of the condominium shall be by the  
 181 association, which must be a Florida corporation for profit or a  
 182 Florida corporation not for profit. However, any association  
 183 which was in existence on January 1, 1977, need not be  
 184 incorporated. The owners of units shall be shareholders or  
 185 members of the association. The officers and directors of the  
 186 association have a fiduciary relationship to the unit owners. It  
 187 is the intent of the Legislature that nothing in this paragraph  
 188 shall be construed as providing for or removing a requirement of  
 189 a fiduciary relationship between any manager employed by the  
 190 association and the unit owners. An officer, director, or  
 191 manager may not solicit, offer to accept, or accept any thing or  
 192 service of value or kickback for which consideration has not  
 193 been provided for his or her own benefit or that of his or her  
 194 immediate family, from any person providing or proposing to  
 195 provide goods or services to the association. Any such officer,  
 196 director, or manager who knowingly so solicits, offers to  
 197 accept, or accepts any thing or service of value or kickback is  
 198 subject to a civil penalty under s. 718.501(2)(d) ~~pursuant to s.~~  
 199 ~~718.501(1)(d)~~ and, if applicable, a criminal penalty as provided  
 200 in paragraph (d). However, this paragraph does not prohibit an



201 officer, director, or manager from accepting services or items  
 202 received in connection with trade fairs or education programs.  
 203 An association may operate more than one condominium.

204 (3) POWER TO MANAGE CONDOMINIUM PROPERTY AND TO CONTRACT,  
 205 SUE, AND BE SUED; CONFLICT OF INTEREST.—

206 (a) The association may contract, sue, or be sued with  
 207 respect to the exercise or nonexercise of its powers. For these  
 208 purposes, the powers of the association include, but are not  
 209 limited to, the maintenance, management, and operation of the  
 210 condominium property.

211 (b) After control of the association is obtained by unit  
 212 owners other than the developer, the association may:

213 1. Institute, maintain, settle, or appeal actions or  
 214 hearings in its name on behalf of all unit owners concerning  
 215 matters of common interest to most or all unit owners,  
 216 including, but not limited to, the common elements; the roof and  
 217 structural components of a building or other improvements;  
 218 mechanical, electrical, and plumbing elements serving an  
 219 improvement or a building; representations of the developer  
 220 pertaining to any existing or proposed commonly used facilities;

221 2. Protest ~~and protesting~~ ad valorem taxes on commonly  
 222 used facilities and on units; ~~and may~~

223 3. Defend actions pertaining to ad valorem taxation of  
 224 commonly used facilities or units or related to ~~in~~ eminent  
 225 domain; or

226           4. Bring inverse condemnation actions.

227           (c) If the association has the authority to maintain a  
 228 class action, the association may be joined in an action as  
 229 representative of that class with reference to litigation and  
 230 disputes involving the matters for which the association could  
 231 bring a class action.

232           (d) The association, in its own name or on behalf of some  
 233 or all unit owners, may institute, file, protest, maintain, or  
 234 defend any administrative challenge, lawsuit, appeal, or other  
 235 challenge to ad valorem taxes assessed on units, commonly used  
 236 facilities, or common elements. Other than as provided in s.  
 237 194.181(2)(c)1., the affected association members are not  
 238 necessary or indispensable parties to such actions. This  
 239 paragraph is intended to clarify existing law and applies to  
 240 cases pending on July 1, 2020.

241           (e) Nothing herein limits any statutory or common-law  
 242 right of any individual unit owner or class of unit owners to  
 243 bring any action without participation by the association which  
 244 may otherwise be available.

245           (f) An association may not hire an attorney who represents  
 246 the management company of the association.

247           (12) OFFICIAL RECORDS.—

248           (a) From the inception of the association, the association  
 249 shall maintain each of the following items, if applicable, which  
 250 constitutes the official records of the association:

- 251           1. A copy of the plans, permits, warranties, and other  
 252 items provided by the developer under ~~pursuant to~~ s. 718.301(4).  
 253           2. A photocopy of the recorded declaration of condominium  
 254 of each condominium operated by the association and each  
 255 amendment to each declaration.  
 256           3. A photocopy of the recorded bylaws of the association  
 257 and each amendment to the bylaws.  
 258           4. A certified copy of the articles of incorporation of  
 259 the association, or other documents creating the association,  
 260 and each amendment thereto.  
 261           5. A copy of the current rules of the association.  
 262           6. A book or books that contain the minutes of all  
 263 meetings of the association, the board of administration, and  
 264 the unit owners.  
 265           7. A current roster of all unit owners and their mailing  
 266 addresses, unit identifications, voting certifications, and, if  
 267 known, telephone numbers. The association shall also maintain  
 268 the e-mail addresses and facsimile numbers of unit owners  
 269 consenting to receive notice by electronic transmission. The e-  
 270 mail addresses and facsimile numbers are not accessible to unit  
 271 owners if consent to receive notice by electronic transmission  
 272 is not provided in accordance with sub-subparagraph (c)3.e.  
 273 However, the association is not liable for an inadvertent  
 274 disclosure of the e-mail address or facsimile number for  
 275 receiving electronic transmission of notices.

276 8. All current insurance policies of the association and  
 277 condominiums operated by the association.

278 9. A current copy of any management agreement, lease, or  
 279 other contract to which the association is a party or under  
 280 which the association or the unit owners have an obligation or  
 281 responsibility.

282 10. Bills of sale or transfer for all property owned by  
 283 the association.

284 11. Accounting records for the association and separate  
 285 accounting records for each condominium that the association  
 286 operates. Any person who knowingly or intentionally defaces or  
 287 destroys such records, or who knowingly or intentionally fails  
 288 to create or maintain such records, with the intent of causing  
 289 harm to the association or one or more of its members, is  
 290 personally subject to a civil penalty under s. 718.501(2)(d)  
 291 ~~pursuant to s. 718.501(1)(d)~~. The accounting records must  
 292 include, but are not limited to:

293 a. Accurate, itemized, and detailed records of all  
 294 receipts and expenditures.

295 b. A current account and a monthly, bimonthly, or  
 296 quarterly statement of the account for each unit designating the  
 297 name of the unit owner, the due date and amount of each  
 298 assessment, the amount paid on the account, and the balance due.

299 c. All audits, reviews, accounting statements, and  
 300 financial reports of the association or condominium.

301 d. All contracts for work to be performed. Bids for work  
 302 to be performed are also considered official records and must be  
 303 maintained by the association.

304 12. Ballots, sign-in sheets, voting proxies, and all other  
 305 papers and electronic records relating to voting by unit owners,  
 306 which must be maintained for 1 year from the date of the  
 307 election, vote, or meeting to which the document relates,  
 308 notwithstanding paragraph (b).

309 13. All rental records if the association is acting as  
 310 agent for the rental of condominium units.

311 14. A copy of the current question and answer sheet as  
 312 described in s. 718.504.

313 15. All other written records of the association not  
 314 specifically included in the foregoing which are related to the  
 315 operation of the association.

316 16. A copy of the inspection report as described in s.  
 317 718.301(4)(p).

318 17. Bids for materials, equipment, or services.

319 (b) The official records specified in subparagraphs (a)1.-  
 320 6. must be permanently maintained from the inception of the  
 321 association. All other official records must be maintained  
 322 within the state for at least 7 years, unless otherwise provided  
 323 by general law. All official records must be maintained in a  
 324 manner and format determined by the division so that the records  
 325 are easily accessible for inspection. The records of the

326 association shall be made available to a unit owner within 45  
327 miles of the condominium property or within the county in which  
328 the condominium property is located within 10 working days after  
329 receipt of a written request by the board or its designee.  
330 However, such distance requirement does not apply to an  
331 association governing a timeshare condominium. This paragraph  
332 may be complied with by having a copy of the official records of  
333 the association available for inspection or copying on the  
334 condominium property or association property, or the association  
335 may offer the option of making the records available to a unit  
336 owner electronically via the Internet or by allowing the records  
337 to be viewed in electronic format on a computer screen and  
338 printed upon request. The association is not responsible for the  
339 use or misuse of the information provided to an association  
340 member or his or her authorized representative pursuant to the  
341 compliance requirements of this chapter unless the association  
342 has an affirmative duty not to disclose such information  
343 pursuant to this chapter.

344 (c)1. The official records of the association are open to  
345 inspection by any association member or the authorized  
346 representative of such member at all reasonable times. The right  
347 to inspect the records includes the right to make or obtain  
348 copies, at the reasonable expense, if any, of the member or  
349 authorized representative of such member. A renter of a unit  
350 only has a right to inspect and copy the declaration of

351 condominium and association's bylaws and rules. The association  
352 must provide a checklist to the member or the authorized  
353 representative of such member of all records that are made  
354 available for inspection and copying in response to a written  
355 request. If any or all of the association's official records are  
356 not available, such records must be identified on the checklist  
357 provided to the person requesting the records. The checklist  
358 must be signed by a manager licensed under part VIII of chapter  
359 468 certifying that the checklist is accurate to the best of his  
360 or her knowledge and belief or the association must provide the  
361 person requesting the records a sworn affidavit attesting to the  
362 veracity of the checklist executed by the person responding to  
363 the written request on behalf of the association. The  
364 association must maintain a copy of the checklist and affidavit,  
365 if required, for at least 7 years. Delivery of the checklist and  
366 affidavit, if required, to the person requesting the records  
367 creates a rebuttable presumption that the association complied  
368 with this paragraph. The association may adopt reasonable rules  
369 regarding the frequency, time, location, notice, and manner of  
370 record inspections and copying. The failure of an association to  
371 provide the records within 10 working days after receipt of a  
372 written request creates a rebuttable presumption that the  
373 association willfully failed to comply with this paragraph. A  
374 unit owner who is denied access to official records is entitled  
375 to the actual damages or minimum damages for the association's

376 willful failure to comply. Minimum damages are \$50 per calendar  
377 day for up to 10 days, beginning on the 11th working day after  
378 receipt of the written request. The failure to permit inspection  
379 entitles any person prevailing in an enforcement action to  
380 recover reasonable attorney fees from the person in control of  
381 the records who, directly or indirectly, knowingly denied access  
382 to the records.

383 2. Any person who knowingly or intentionally defaces or  
384 destroys accounting records that are required by this chapter to  
385 be maintained during the period for which such records are  
386 required to be maintained, or who knowingly or intentionally  
387 fails to create or maintain accounting records that are required  
388 to be created or maintained, with the intent of causing harm to  
389 the association or one or more of its members, is personally  
390 subject to a civil penalty under s. 718.501(2)(d) ~~pursuant to s.~~  
391 ~~718.501(1)(d)~~.

392 3. The association shall maintain an adequate number of  
393 copies of the declaration, articles of incorporation, bylaws,  
394 and rules, and all amendments to each of the foregoing, as well  
395 as the question and answer sheet as described in s. 718.504 and  
396 year-end financial information required under this section, on  
397 the condominium property to ensure their availability to unit  
398 owners and prospective purchasers, and may charge its actual  
399 costs for preparing and furnishing these documents to those  
400 requesting the documents. An association shall allow a member or



401 his or her authorized representative to use a portable device,  
402 including a smartphone, tablet, portable scanner, or any other  
403 technology capable of scanning or taking photographs, to make an  
404 electronic copy of the official records in lieu of the  
405 association's providing the member or his or her authorized  
406 representative with a copy of such records. The association may  
407 not charge a member or his or her authorized representative for  
408 the use of a portable device. Notwithstanding this paragraph,  
409 the following records are not accessible to unit owners:

410 a. Any record protected by the lawyer-client privilege as  
411 described in s. 90.502 and any record protected by the work-  
412 product privilege, including a record prepared by an association  
413 attorney or prepared at the attorney's express direction, which  
414 reflects a mental impression, conclusion, litigation strategy,  
415 or legal theory of the attorney or the association, and which  
416 was prepared exclusively for civil or criminal litigation or for  
417 adversarial administrative proceedings, or which was prepared in  
418 anticipation of such litigation or proceedings until the  
419 conclusion of the litigation or proceedings.

420 b. Information obtained by an association in connection  
421 with the approval of the lease, sale, or other transfer of a  
422 unit.

423 c. Personnel records of association or management company  
424 employees, including, but not limited to, disciplinary, payroll,  
425 health, and insurance records. For purposes of this sub-

426 | subparagraph, the term "personnel records" does not include  
427 | written employment agreements with an association employee or  
428 | management company, or budgetary or financial records that  
429 | indicate the compensation paid to an association employee.

430 |       d. Medical records of unit owners.

431 |       e. Social security numbers, driver license numbers, credit  
432 | card numbers, e-mail addresses, telephone numbers, facsimile  
433 | numbers, emergency contact information, addresses of a unit  
434 | owner other than as provided to fulfill the association's notice  
435 | requirements, and other personal identifying information of any  
436 | person, excluding the person's name, unit designation, mailing  
437 | address, property address, and any address, e-mail address, or  
438 | facsimile number provided to the association to fulfill the  
439 | association's notice requirements. Notwithstanding the  
440 | restrictions in this sub-subparagraph, an association may print  
441 | and distribute to unit ~~parcel~~ owners a directory containing the  
442 | name, unit ~~parcel~~ address, and all telephone numbers of each  
443 | unit ~~parcel~~ owner. However, an owner may exclude his or her  
444 | telephone numbers from the directory by so requesting in writing  
445 | to the association. An owner may consent in writing to the  
446 | disclosure of other contact information described in this sub-  
447 | subparagraph. The association is not liable for the inadvertent  
448 | disclosure of information that is protected under this sub-  
449 | subparagraph if the information is included in an official  
450 | record of the association and is voluntarily provided by an

451 owner and not requested by the association.

452 f. Electronic security measures that are used by the  
453 association to safeguard data, including passwords.

454 g. The software and operating system used by the  
455 association which allow the manipulation of data, even if the  
456 owner owns a copy of the same software used by the association.  
457 The data is part of the official records of the association.

458 (f) An outgoing board or committee member must relinquish  
459 all official records and property of the association in his or  
460 her possession or under his or her control to the incoming board  
461 within 5 days after the election. The division shall impose a  
462 civil penalty as set forth in s. 718.501(2)(d)6. ~~s.~~  
463 ~~718.501(1)(d)6.~~ against an outgoing board or committee member  
464 who willfully and knowingly fails to relinquish such records and  
465 property.

466 Section 6. Paragraph (i) of subsection (2) of section  
467 718.112, Florida Statutes, is amended to read:

468 718.112 Bylaws.—

469 (2) REQUIRED PROVISIONS.—The bylaws shall provide for the  
470 following and, if they do not do so, shall be deemed to include  
471 the following:

472 (i) Transfer fees.—No charge shall be made by the  
473 association or any body thereof in connection with the sale,  
474 mortgage, lease, sublease, or other transfer of a unit unless  
475 the association is required to approve such transfer and a fee

476 for such approval is provided for in the declaration, articles,  
 477 or bylaws. Any such fee may be preset, but in no event may such  
 478 fee exceed \$150 ~~\$100~~ per applicant other than husband/wife or  
 479 parent/dependent child, which are considered one applicant.  
 480 However, if the lease or sublease is a renewal of a lease or  
 481 sublease with the same lessee or sublessee, no charge shall be  
 482 made. The fees specified in this paragraph shall be adjusted  
 483 every 5 years in an amount equal to the total of the annual  
 484 increases for that 5-year period in the Consumer Price Index for  
 485 All Urban Consumers, U.S. City Average, All Items. The  
 486 Department of Business and Professional Regulation shall  
 487 periodically calculate the fees, rounded to the nearest dollar,  
 488 and publish the amounts, as adjusted, on its website. The

489 Section 7. Subsections (1) and (2) of section 718.501,  
 490 Florida Statutes, are renumbered as subsections (2) and (3),  
 491 respectively, paragraphs (h) and (j) of present subsection (1)  
 492 of that section are amended, and a new subsection (1) is added  
 493 to that section, to read:

494 718.501 Authority, responsibility, and duties of Division  
 495 of Florida Condominiums, Timeshares, and Mobile Homes.—

496 (1) As used in this section, the term "financial issue"  
 497 means an issue related to operating budgets; reserve schedules;  
 498 accounting records under s. 718.111(12)(a)11.; notices of  
 499 meetings; minutes of meetings discussing budget or financial  
 500 issues; assessments for common expenses, fees, or fines; the

501 commingling of funds; and any other record necessary to  
502 determine the revenues and expenses of the association. The  
503 division may adopt rules to further define what a financial  
504 issue is under this section and to adopt the checklist provided  
505 for in s. 718.111(12)(c)1.

506 (2)~~(1)~~ The division may enforce and ensure compliance with  
507 the provisions of this chapter and rules relating to the  
508 development, construction, sale, lease, ownership, operation,  
509 and management of residential condominium units. In performing  
510 its duties, the division has complete jurisdiction to  
511 investigate complaints and enforce compliance with respect to  
512 associations that are still under developer control or the  
513 control of a bulk assignee or bulk buyer pursuant to part VII of  
514 this chapter and complaints against developers, bulk assignees,  
515 or bulk buyers involving improper turnover or failure to  
516 turnover, pursuant to s. 718.301. However, after turnover has  
517 occurred, the division has jurisdiction to investigate  
518 complaints related only to financial issues, elections, and the  
519 maintenance of and unit owner access to association records  
520 under ~~pursuant to~~ s. 718.111(12).

521 (h) The division shall furnish each association that pays  
522 the fees required by paragraph (3)(a) ~~paragraph (2)(a)~~ a copy of  
523 this chapter, as amended, and the rules adopted thereto on an  
524 annual basis.

525 (j) The division shall provide training and educational

526 | programs for condominium association board members and unit  
527 | owners. The training may, in the division's discretion, include  
528 | web-based electronic media, and live training and seminars in  
529 | various locations throughout the state. The division may review  
530 | and approve education and training programs for board members  
531 | and unit owners offered by providers and shall maintain a  
532 | current list of approved programs and providers and make such  
533 | list available to board members and unit owners in a reasonable  
534 | and cost-effective manner. The division may adopt rules to  
535 | establish requirements for the training and educational programs  
536 | required in this paragraph.

537 | Section 8. Paragraph (h) is added to subsection (1) of  
538 | section 720.306, Florida Statutes, to read:

539 | 720.306 Meetings of members; voting and election  
540 | procedures; amendments.—

541 | (1) QUORUM; AMENDMENTS.—

542 | (h)1. Except as otherwise provided in this paragraph, an  
543 | amendment to any governing document that is enacted after July  
544 | 1, 2020, that prohibits a parcel owner from renting the parcel,  
545 | alters the authorized duration of a rental term, or specifies or  
546 | limits the number of times that a parcel owner may rent his or  
547 | her parcel during a specified term, applies only to a parcel  
548 | owner who acquires title to the parcel after the effective date  
549 | of the amendment, or to a parcel owner who consents,  
550 | individually or through a representative, to the amendment.

551 2. Notwithstanding subparagraph 1., an association may  
552 amend its governing documents to prohibit or regulate rentals  
553 for a term of less than 6 months and to prohibit rentals more  
554 than three times in a calendar year, and such amendments shall  
555 apply to all parcel owners.

556 3. This paragraph does not affect the amendment  
557 restrictions for associations of 15 or fewer parcel owners under  
558 s. 720.303(1).

559 4. For purposes of this paragraph, a change of ownership  
560 does not occur when a parcel owner conveys the parcel to an  
561 affiliated entity or when beneficial ownership of the parcel  
562 does not change. For purposes of this subparagraph, the term  
563 "affiliated entity" means an entity that controls, is controlled  
564 by, or is under common control with the parcel owner or that  
565 becomes a parent or successor entity by reason of transfer,  
566 merger, consolidation, public offering, reorganization,  
567 dissolution or sale of stock, or transfer of membership  
568 partnership interests. For a conveyance to be recognized as one  
569 made to an affiliated entity, the entity must furnish the  
570 association a document certifying that this paragraph applies,  
571 as well as providing any organizational documents for the parcel  
572 owner and the affiliated entity that support the representations  
573 in the certificate, as requested by the association.

574 Section 9. This act shall take effect July 1, 2020.