



HB 0547

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A bill to be entitled  
An act relating to real property reform; creating the  
Mandated Property Reform Task Force; providing for  
appointment of members and organization; specifying  
duties; providing for termination; providing an  
appropriation; providing an effective date.

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

Section 1. Mandated Property Reform Task Force;  
membership; duties.--

(1) The Mandated Property Reform Task Force is established  
and shall review and recommend appropriate changes to the laws  
of this state affecting land sales, exemptions, and mandatory  
homeowners' and condominium associations and disclosure laws  
related to adult and residential subdivisions. The task force  
shall issue recommendations in its preliminary and final reports  
to the Governor and the Legislature by the dates specified in  
subsection (5). The Senate Regulated Industries Committee and  
the House Judiciary Committee shall provide administrative staff  
for the task force. The task force shall consist of the  
following members, who shall be appointed by July 1, 2003:

- (a) Eleven members to be appointed by the Governor.
- (b) Five members to be appointed by the President of the  
Senate.
- (c) Five members to be appointed by the Speaker of the  
House of Representatives.
- (d) A representative from the Attorney General's office.



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29 (e) Five members of the Legislature who shall be ex  
30 officio, nonvoting members of the task force, appointed as  
31 follows:

32 1. Three Senators, to be appointed by the President of the  
33 Senate, one of whom is a member of the Senate Agriculture  
34 Committee, one of whom is a member of the Senate Judiciary  
35 Committee, and one of whom is a member of the Senate Regulated  
36 Industries Committee.

37 2. Two Representatives to be appointed by the Speaker of  
38 the House of Representatives, one of whom is a member of the  
39 House Committee on Business Regulation and one of whom is a  
40 member of the House Committee on Judiciary.

41 (f) Twelve members representing homeowners' rights and  
42 consumer interests who shall be selected from a pool of  
43 candidates solicited for appointment by the Governor, the  
44 President of the Senate, and the Speaker of the House of  
45 Representatives, six of whom shall be appointed by the Governor,  
46 three of whom shall be appointed by the President of the Senate,  
47 and three of whom shall be appointed by the Speaker of the House  
48 of Representatives.

49 (2) Selection of task force members shall be made in a  
50 manner which ensures a fair and balanced representation from the  
51 industry sector and consumer advocates with a substantial public  
52 record of endeavors on behalf of homeowners' rights and consumer  
53 interests.

54 (a) Each appointed member of the task force shall serve at  
55 the pleasure of the appointing official. A vacancy on the task  
56 force shall be filled in the same manner as the original  
57 appointment.



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58       (b) The task force shall elect a chair from among its  
59 members.

60       (c) Members of the task force shall serve without  
61 compensation but are entitled to reimbursement for per diem and  
62 travel expenses incurred in the performance of their duties as  
63 provided in s. 112.061, Florida Statutes.

64       (3) The task force shall hold its organizational meeting  
65 by August 1, 2003, and thereafter shall meet as scheduled at the  
66 time and place designated by the chair. A majority of the  
67 members of the task force constitutes a quorum, and a quorum is  
68 necessary for the purpose of conducting official business of the  
69 task force. The task force shall use accepted rules of  
70 procedure to conduct its meetings and shall keep a complete  
71 record of each meeting.

72       (4) The task force shall evaluate the changes and  
73 additions, if any, to those laws which may be appropriate to  
74 protect the interests of consumers and property owners on  
75 matters including, but not limited to, control of the  
76 homeowners' association's operations, management and  
77 maintenance, disclosure of financial reports by developers or  
78 owners, disclosure of all governing documents governing the real  
79 property, penalties for noncompliance, oversight and funding for  
80 such protection of interests, alternative dispute resolution,  
81 and assistance in the formulation of rules to implement  
82 enforcement.

83       (5) (a) By February 1, 2004, the task force shall submit a  
84 preliminary report to the Governor, the President of the Senate,  
85 and the Speaker of the House of Representatives.



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86        (b) By February 1, 2005, the task force shall submit a  
87        final report to the Governor, the President of the Senate, and  
88        the Speaker of the House of Representatives.

89        (6) This act is repealed and the task force is terminated  
90        on June 30, 2005.

91        Section 2. The sum of \$50,000 is appropriated from the  
92        General Revenue Fund to the Office of Legislative Services for  
93        the purposes of paying administrative expenses and funding  
94        contracts necessary to carry out the provisions of this act.

95        Section 3. This act shall take effect upon becoming a law.