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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
04/03/2014	.	
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The Committee on Judiciary (Ring) recommended the following:

1 **Senate Amendment to Amendment (715464) (with title**
2 **amendment)**

3
4 Between lines 579 and 580
5 insert:

6 Section 10. Paragraph (a) of subsection (1) of section
7 718.116, Florida Statutes, is amended to read:

8 718.116 Assessments; liability; lien and priority;
9 interest; collection.—

10 (1) (a) A unit owner, regardless of how his or her title has
11 been acquired, including by purchase at a foreclosure sale or by



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12 deed in lieu of foreclosure, is liable for all assessments which
13 come due while he or she is the unit owner. Additionally, a unit
14 owner is jointly and severally liable with the previous owner
15 for all unpaid assessments that came due up to the time of
16 transfer of title, as well as interest, late charges, and
17 reasonable costs and attorney fees incurred by the association
18 incident to the collection process, except that in the case of a
19 foreclosure sale, the interest, late charges, and reasonable
20 attorney fees and costs may not exceed 10 percent of the winning
21 bid amount. This liability is without prejudice to any right the
22 owner may have to recover from the previous owner the amounts
23 paid by the owner. For the purposes of this paragraph, the term
24 "previous owner" does not include an association that acquires
25 title to a delinquent property through foreclosure or by deed in
26 lieu of foreclosure. The present unit owner's liability for
27 unpaid assessments, interest, late charges, and reasonable costs
28 and attorney fees incurred by the association incident to the
29 collection process is limited to those amounts that accrued
30 before the association acquired title to the delinquent property
31 through foreclosure or by deed in lieu of foreclosure. This
32 paragraph does not affect the liability of a first mortgagee or
33 its successor or assignees as provided in paragraph (b).

34
35 ===== T I T L E A M E N D M E N T =====

36 And the title is amended as follows:

37 Delete line 1224

38 and insert:

39 the board from voting via e-mail; amending s. 718.116,
40 F.S.; providing that a unit owner is jointly and



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41 severally liable with the previous owner for certain
42 costs; providing an exception; defining the term
43 "previous owner"; limiting costs and fees incurred by
44 the association incident to the collection process to
45 those incurred before the association acquired title;
46 repealing s.