



949318

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
04/24/2014	.	
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The Committee on Appropriations (Ring) recommended the following:

Senate Amendment

Delete lines 348 - 371
and insert:
presumed to be abandoned if all tenants and the unit owner have
been absent from the unit for 2 consecutive months and the
association is unable to contact the owner or determine the
whereabouts of the owner after reasonable inquiry. However, this
presumption does not apply if the unit owner is current on all
assessments or the unit owner or a tenant has notified the



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11 association, in writing, of an intended absence.

12 2. Except in the case of an emergency, an association may
13 not enter an abandoned unit until 2 days after notice of the
14 association's intent to enter the unit has been mailed or hand-
15 delivered to the owner at the address of the owner as reflected
16 in the records of the association. The notice may be given by
17 electronic transmission to unit owners who previously consented
18 to receive notice by electronic transmission.

19 3. Any reasonable expense incurred by an association
20 pursuant to this paragraph is chargeable to the unit owner and
21 enforceable as an assessment pursuant to s. 718.116, and the
22 association may use the lien authority provided under s. 718.116
23 to enforce collection of the expense.

24 4. The association may petition a court of competent
25 jurisdiction to appoint a receiver to lease out an