

By Senator Soto

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1                   A bill to be entitled  
2           An act relating to community association managers;  
3           creating s. 468.430, F.S.; providing a short title;  
4           reordering and amending s. 468.431, F.S.; revising  
5           definitions; amending s. 468.4315, F.S.; renaming the  
6           Regulatory Council of Community Association Managers  
7           as the Board of Community Association Managers;  
8           revising membership requirements for members of the  
9           board; providing that a unit owner is not prohibited  
10          from serving on the board; providing that members are  
11          appointed for staggered terms; authorizing removal of  
12          members from the board under certain circumstances;  
13          authorizing the board to adopt rules under certain  
14          circumstances; revising and providing responsibilities  
15          relating to the board; revising circumstances under  
16          which a member is entitled to receive per diem and  
17          travel expenses; authorizing the board to consult with  
18          the Division of Common Interest Communities and the  
19          Community Association Living Study Council under  
20          certain circumstances; conforming provisions to  
21          changes made by the act; amending s. 468.432, F.S.;  
22          deleting an obsolete date; specifying that a community  
23          association management firm must be actively  
24          registered with the Secretary of State; providing that  
25          community association manager licenses expire and must  
26          be renewed every 2 years and specifying related  
27          renewal fees; conforming provisions to changes made by  
28          the act; amending s. 468.433, F.S.; requiring rather  
29          than authorizing the Department of Business and  
30          Professional Regulation to refuse to certify an  
31          applicant under certain circumstances; revising  
32          requirements for licensure by examination; conforming

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33 provisions to changes made by the act; amending s.  
34 468.4336, F.S.; conforming provisions to changes made  
35 by the act; amending s. 468.4337, F.S.; specifying  
36 that the department may not renew a community  
37 association manager's license under certain  
38 circumstances; revising continuing education  
39 requirements for license renewal; amending s.  
40 468.4338, F.S.; conforming provisions to changes made  
41 by the act; amending s. 468.435, F.S.; deleting  
42 certain minimum fees; requiring that the renewal of  
43 license fee be based on a certain estimate; specifying  
44 the maximum that may be charged for renewals;  
45 specifying the account into which collected fees are  
46 deposited; amending s. 468.436, F.S.; requiring the  
47 department to consider damages that may occur if an  
48 inquiry is not expedited during a complaint  
49 investigation; requiring the department to conduct a  
50 timely investigation; revising the timeline for an  
51 investigation; requiring that the licenses of  
52 community association managers or firms be suspended  
53 under certain circumstances; prohibiting the  
54 performance of certain services while a criminal  
55 charge is pending; providing for reinstatement under  
56 certain circumstances; conforming provisions to  
57 changes made by the act; amending s. 468.4365, F.S.;  
58 revising provisions relating to the availability of  
59 disciplinary records and proceedings; amending s.  
60 468.438, F.S.; making a technical change; providing an  
61 effective date.

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

Section 1. Section 468.430, Florida Statutes, is created to read:

468.430 Short title.—This part may be cited as the "Community Association Management Act."

Section 2. Section 468.431, Florida Statutes, is amended to read:

468.431 Definitions.—As used in this part:

(2)~~(1)~~ "Community association" or "association" means a residential homeowner, condominium, cooperative, or timeshare ~~homeowners'~~ association in which membership is a condition of ownership of a unit that ~~in a planned unit development, or of a lot for a home or a mobile home, or of a townhouse, villa, condominium, cooperative, or other residential unit which is~~ part of a residential development scheme and ~~which~~ is authorized to impose a fee which may become a lien on the parcel.

(3)~~(2)~~ "Community association management" means any of the following practices requiring substantial specialized knowledge, judgment, and managerial skill when done for remuneration ~~and when the association or associations served contain more than 10 units or have an annual budget or budgets in excess of \$100,000:~~ controlling or disbursing funds of a community association, preparing budgets or other financial documents for a community association, assisting in the noticing or conduct of community association meetings, determining the number of days required for statutory notices, determining amounts due to the association, collecting amounts due to the association before

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91 the filing of a civil action, calculating the votes required for  
92 a quorum or to approve a proposition or amendment, completing  
93 forms related to the management of a community association ~~that~~  
94 ~~have been~~ created by statute or by a state agency, drafting  
95 meeting notices and agendas, calculating and preparing  
96 certificates of assessment and estoppel certificates, responding  
97 to requests for certificates of assessment and estoppel  
98 certificates, negotiating monetary or performance terms of a  
99 contract subject to approval by an association, drafting  
100 prearbitration demands, coordinating or performing maintenance  
101 for real or personal property and other related routine services  
102 involved in the operation of a community association, providing  
103 services requiring fundamental knowledge or skills as described  
104 in s. 468.433(3), and complying with the association's governing  
105 documents and the requirements of law as necessary to perform  
106 such practices. A person who performs clerical or ministerial  
107 functions under the direct supervision and control of a licensed  
108 manager or ~~who~~ is charged only with performing the maintenance  
109 of a community association and ~~who~~ does not assist in any of the  
110 management services described in this subsection is not required  
111 to be licensed under this part.

112 (4)~~(3)~~ "Community association management firm" means a  
113 corporation, limited liability company, partnership, trust,  
114 association, sole proprietorship, or other similar organization  
115 engaging in the business of community association management for  
116 the purpose of providing any of the services described in  
117 subsection (3) ~~(2)~~.

118 (5)~~(4)~~ "Community association manager" means a natural  
119 person ~~who is~~ licensed pursuant to this part to perform

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120 community association management services.

121 ~~(1)(5)~~ "Board" ~~"Council"~~ means the Board ~~Regulatory Council~~  
122 of Community Association Managers.

123 (6) "Department" means the Department of Business and  
124 Professional Regulation.

125 Section 3. Section 468.4315, Florida Statutes, is amended  
126 to read:

127 468.4315 Board ~~Regulatory Council~~ of Community Association  
128 Managers.—

129 (1) The Board ~~Regulatory Council~~ of Community Association  
130 Managers is created within the department and shall consist of  
131 seven members appointed by the Governor and confirmed by the  
132 Senate. Members of the board serving on or before July 1, 2016,  
133 shall continue as members of the board consistent with the  
134 provisions of this section.

135 (a) Five members of the board ~~council~~ shall be licensed  
136 community association managers, one of whom may be a community  
137 association manager employed by a timeshare managing entity as  
138 described in ss. 468.438 and 721.13, who have held an active  
139 license for at least 5 years. The remaining two board ~~council~~  
140 members shall be residents of this state, must not be or ever  
141 have been connected with the business of community association  
142 management, and are ~~shall~~ not be prohibited from serving because  
143 the member is ~~or has been~~ a resident, unit owner, or board  
144 member of a community association.

145 (b) The Governor shall appoint members for staggered terms  
146 of 4 years. Such members shall serve until their successors are  
147 appointed. Members' service on the board ~~council~~ shall begin  
148 upon appointment and shall continue until their successors are

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149 appointed or they are removed because of two unexcused absences  
150 or resignation successors are appointed.

151 (2) The board council may adopt rules relating to the  
152 licensure examination, continuing education requirements,  
153 continuing education providers, fees, and professional practice  
154 standards. The board may adopt rules pursuant to ss. 120.536(1)  
155 and 120.54 to implement the provisions of this part or chapter  
156 455 conferring duties upon it and to assist the department in  
157 carrying out the duties and authorities conferred upon the  
158 department by this part.

159 ~~(3) To the extent the council is authorized to exercise~~  
160 ~~functions otherwise exercised by a board pursuant to chapter~~  
161 ~~455, the provisions of chapter 455 and s. 20.165 relating to~~  
162 ~~regulatory boards shall apply, including, but not limited to,~~  
163 ~~provisions relating to board rules and the accountability and~~  
164 ~~liability of board members. All proceedings and actions of the~~  
165 ~~council are subject to the provisions of chapter 120. In~~  
166 ~~addition, the provisions of chapter 455 and s. 20.165 shall~~  
167 ~~apply to the department in carrying out the duties and~~  
168 ~~authorities conferred upon the department by this part.~~

169 (3)(4) The board council may establish a public education  
170 program relating to professional community association  
171 management.

172 (4)(5) Members of the board council shall serve without  
173 compensation but are entitled to receive per diem and travel  
174 expenses pursuant to s. 112.061 while carrying out business  
175 approved by the board, the chair of the board, or the division  
176 between meetings council.

177 (5)(6) The responsibilities of the board council shall

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178 include, but are not ~~be~~ limited to:

179 (a) Receiving input regarding issues of concern with  
180 respect to community association management and recommendations  
181 for changes in applicable laws.

182 (b) Reviewing, evaluating, and advising the division  
183 concerning revisions and adoption of rules affecting community  
184 association management and associations.

185 (c) Recommending improvements, if needed, in the education  
186 programs offered by the division.

187 (6) The board may freely consult with the Division of  
188 Common Interest Communities of the Department of Business and  
189 Professional Regulation and the Community Association Living  
190 Study Council to coordinate efforts for regulatory and  
191 legislative improvements.

192 Section 4. Section 468.432, Florida Statutes, is amended to  
193 read:

194 468.432 Licensure of community association managers and  
195 community association management firms; exceptions.—

196 (1) A person shall not manage or hold herself or himself  
197 out to the public as being able to manage a community  
198 association in this state unless she or he is licensed by the  
199 department in accordance with the provisions of this part.  
200 However, nothing in this part prohibits any person licensed in  
201 this state under any other law or court rule from engaging in  
202 the profession for which she or he is licensed.

203 (2) ~~As of January 1, 2009,~~ A community association  
204 management firm ~~or other similar organization responsible for~~  
205 ~~the management of more than 10 units or a budget of \$100,000 or~~  
206 ~~greater~~ shall not engage, or hold itself out to the public as

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207 being able to engage, in the business of community association  
208 management in this state unless it is licensed by the department  
209 as a community association management firm in accordance with  
210 the provisions of this part.

211 (a) A community association management firm ~~or other~~  
212 ~~similar organization~~ desiring to be licensed as a community  
213 association management firm shall apply to the department on a  
214 form approved by the department, together with the application  
215 and licensure fees required by s. 468.435(1)(a) and (c). Each  
216 community association management firm applying for licensure  
217 under this subsection must be actively registered with the  
218 Secretary of State and authorized to do business in this state.

219 (b) Each applicant shall designate on its application a  
220 licensed community association manager who shall be required to  
221 respond to all inquiries from and investigations by the  
222 department or division.

223 (c) Each licensed community association management firm  
224 shall notify the department within 30 days after any change of  
225 information contained in the application upon which licensure is  
226 based.

227 (d) Community association manager licenses shall expire on  
228 September 30 of even-numbered years and must be renewed every 2  
229 years. An application for renewal shall be accompanied by the  
230 renewal of license fee as required by s. 468.435(1)(d).

231 (e) ~~(d)~~ Community association management firm licenses shall  
232 expire on September 30 of odd-numbered years and shall be  
233 renewed every 2 years. An application for renewal shall be  
234 accompanied by the renewal fee as required by s. 468.435(1)(d).

235 (f) ~~(e)~~ The department shall license each applicant whom the

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236 department certifies as meeting the requirements of this  
237 subsection.

238 (g)~~(f)~~ If the license of at least one individual active  
239 community association manager member is not in force, the  
240 license of the community association management firm or other  
241 similar organization is suspended ~~cancelled~~ automatically during  
242 that time.

243 (h)~~(g)~~ Any community association management firm or other  
244 similar organization agrees by being licensed that it will  
245 employ only licensed persons in the direct provision of  
246 community association management services as defined ~~described~~  
247 in s. 468.431(3).

248 Section 5. Section 468.433, Florida Statutes, is amended to  
249 read:

250 468.433 Licensure by examination.—

251 (1) A person desiring to be licensed as a community  
252 association manager shall apply to the department to take the  
253 licensure examination. Each applicant must file a complete set  
254 of fingerprints ~~that have been~~ taken by an authorized law  
255 enforcement officer, which set of fingerprints shall be  
256 submitted to the Department of Law Enforcement ~~for state~~  
257 ~~processing~~ and ~~to~~ the Federal Bureau of Investigation for  
258 ~~federal~~ processing. The cost of processing shall be borne by the  
259 applicant.

260 (2) The department shall examine each applicant who must be  
261 ~~is~~ at least 18 years of age, who has successfully completed all  
262 prelicensure education requirements, and who the department  
263 certifies is of good moral character.

264 (a) Good moral character means a personal history of

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265 honesty, fairness, and respect for the rights of others and for  
266 the laws of this state and nation.

267 (b) The department shall ~~may~~ refuse to certify an applicant  
268 ~~only~~ if:

269 1. There is a substantial connection between the lack of  
270 good moral character of the applicant and the professional  
271 responsibilities of a community association manager;

272 2. The finding by the department of lack of good moral  
273 character is supported by clear and convincing evidence; or

274 3. The applicant is found to have provided management  
275 services requiring licensure without the requisite license.

276 (c) When an applicant is found to be unqualified for a  
277 license because of a lack of good moral character, the  
278 department shall furnish the applicant a statement containing  
279 its findings, a complete record of the evidence upon which the  
280 determination was based, and a notice of the rights of the  
281 applicant to a rehearing and appeal.

282 (d) The board ~~council~~ shall establish by rule the required  
283 amount of prelicensure education that, ~~which~~ shall consist of  
284 not more than 40 ~~24~~ hours of in-person instruction by a  
285 department-approved provider and ~~which~~ shall cover all areas of  
286 the examination specified in subsection (3). Such instruction  
287 shall be completed within 12 months prior to the date of the  
288 examination. Prelicensure education providers shall be  
289 considered continuing education providers for purposes of  
290 establishing provider approval fees. A licensee shall not be  
291 required to comply with the continuing education requirements of  
292 s. 468.4337 prior to the first license renewal. The board  
293 ~~department~~ shall, by rule, set standards for exceptions to the

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294 requirement of in-person instruction in cases of hardship or  
295 disability.

296 (3) The board ~~council~~ shall approve an examination for  
297 licensure. The examination must demonstrate that the applicant  
298 has ~~a fundamental knowledge of state and federal laws relating~~  
299 ~~to the operation of all types of community associations and~~  
300 ~~state laws relating to corporations and nonprofit corporations,~~  
301 ~~proper preparation of community association budgets, proper~~  
302 ~~procedures for noticing and conducting community association~~  
303 ~~meetings, insurance matters relating to community associations,~~  
304 ~~and~~ management skills and knowledge of:

305 (a) State and federal laws relating to the operation of all  
306 types of community associations.

307 (b) State and federal laws relating to corporations and  
308 nonprofit corporations.

309 (c) Compliance with association governing documents and the  
310 legal requirements required to perform related practices.

311 (d) Preparing the community association budget.

312 (e) Calculating reserve requirements.

313 (f) Determining amounts due to the association and  
314 calculating and preparing certificates of assessment and  
315 estoppel certificates.

316 (g) Procedures for noticing and conducting community  
317 association meetings.

318 (h) Insurance matters relating to community associations.

319 (i) Drafting meeting notices and agendas.

320 (j) Determining the timing, method, and form of providing  
321 meeting notices.

322 (k) Determining the number of days required for statutory

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323 notices.

324 (l) Procedures for collecting amounts due to the  
325 association before filing a civil action.

326 (m) Drafting prearbitration demands.

327 (n) Determining the votes necessary for a quorum, to  
328 approve a proposition or an amendment, or to take certain  
329 actions.

330 (o) Preparing, modifying, or completing forms relating to  
331 community association management which have been created by  
332 statute or a state agency.

333 (p) Coordinating or performing maintenance on real or  
334 personal property and other related routine services involved in  
335 the operation of a community association.

336 (q) Drafting a "yes" or "no" proxy voting question  
337 concerning reserves, financial reporting requirements, excess  
338 membership expenses, or adopting amendments to the documents.

339 (r) Negotiating monetary or performance contract terms  
340 subject to approval by an association.

341 (s) Drafting amendments and certificates of amendments that  
342 are recorded in the official records to declarations of  
343 covenants, bylaws, and articles of incorporation with the advice  
344 of counsel when such documents are to be voted upon by the  
345 members.

346 (t) Modifying or completing proxy forms for questions  
347 addressed at meetings.

348 (u) Providing assistance with preparing, reviewing,  
349 drafting, or executing contracts.

350 (v) Determining, from county records, owners required to  
351 receive pre-lien letters.

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352 (4) A community association manager is liable for damages  
353 incurred from offering incorrect advice.

354 (5)~~(4)~~ The department shall issue a license to practice in  
355 this state as a community association manager to a ~~any~~ qualified  
356 applicant who successfully completes the examination in  
357 accordance with this section and pays the appropriate fee.

358 Section 6. Section 468.4336, Florida Statutes, is amended  
359 to read:

360 468.4336 Renewal of license.—

361 (1) The board ~~department~~ shall renew a license upon receipt  
362 of the renewal application and fee and upon proof of compliance  
363 with the continuing education requirements of s. 468.4337.

364 (2) The board ~~department~~ shall adopt rules establishing a  
365 procedure for the biennial renewal of licenses.

366 Section 7. Section 468.4337, Florida Statutes, is amended  
367 to read:

368 468.4337 Continuing education.—The department may not renew  
369 a community association manager's license until the licensee  
370 submits proof of completion ~~that the licensee has completed the~~  
371 ~~requisite hours~~ of the requisite hours of continuing education.  
372 At least 20 ~~No more than 10~~ hours of biennial continuing  
373 education are ~~annually shall be~~ required for renewal of a  
374 license. The number of hours, criteria, and course content,  
375 which shall include at least 2 hours of annual legal update  
376 seminars, shall be approved by the board ~~council~~ by rule.

377 Section 8. Section 468.4338, Florida Statutes, is amended  
378 to read:

379 468.4338 Reactivation; continuing education.—The board  
380 ~~council~~ shall prescribe by rule continuing education

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381 requirements for reactivating a license. The continuing  
382 education requirements for reactivating a license may not exceed  
383 one renewal cycle of continuing education.

384 Section 9. Section 468.435, Florida Statutes, is amended to  
385 read:

386 468.435 Fees; establishment; disposition.—

387 (1) The board ~~council~~ shall, by rule, establish fees for  
388 the described purposes and within the ranges specified in this  
389 section:

390 (a) Application fee: not ~~less than \$25, or~~ more than \$50.

391 (b) Examination fee: not ~~less than \$25, or~~ more than \$100.

392 (c) Initial license fee: not ~~less than \$25, or~~ more than  
393 \$100.

394 (d) Renewal of license fee: not ~~less than \$25, or~~ more than  
395 \$100.

396 (e) Delinquent license fee: not ~~less than \$25, or~~ more than  
397 \$50.

398 (f) Inactive license fee: not ~~less than \$10, or~~ more than  
399 \$25.

400 (2) The renewal of license fee shall be determined based on  
401 an estimate of the amount required annually for the board to  
402 fulfill its responsibilities under this section, rounded to the  
403 next highest even dollar amount, and may not exceed \$100 ~~Until~~  
404 ~~the council establishes fees under subsection (1), the lower~~  
405 ~~amount in each range shall apply.~~

406 (3) Fees collected under this section shall be deposited in  
407 the Regulatory Council of Community Association Managers account  
408 in ~~to the credit of~~ the Professional Regulation Trust Fund.

409 (4) The board ~~council~~ shall establish fees ~~that are~~

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410 adequate to fund the cost to implement the provisions of this  
411 part. Fees shall be based on the department estimates of the  
412 revenue required to implement this part and the provisions of  
413 law with respect to the regulation of community association  
414 managers and firms.

415 Section 10. Section 468.436, Florida Statutes, is amended  
416 to read:

417 468.436 Disciplinary proceedings.—

418 (1) The department shall investigate complaints and  
419 allegations of a violation of this part, chapter 455, or any  
420 rule adopted thereunder, ~~filed~~ filed against community association  
421 managers or firms or ~~and~~ forwarded from other divisions of ~~under~~  
422 the department ~~of Business and Professional Regulation~~.

423 (a) After a complaint is received, the department shall  
424 conduct its inquiry with due regard to the interests of the  
425 affected parties and consideration of damages that may occur if  
426 the inquiry is not expedited.

427 (b) Within 30 days after receipt of a complaint, the  
428 department shall acknowledge the complaint in writing and notify  
429 the complainant whether or not the complaint is within the  
430 jurisdiction of the department and whether ~~or not~~ additional  
431 information is needed ~~by the department~~ from the complainant.

432 (c) The department shall conduct a timely ~~an~~ investigation  
433 and shall, within 45 ~~90~~ days after receipt of the original  
434 complaint or of a timely request for additional information,  
435 take action upon the complaint. However, the failure to complete  
436 the investigation within 45 ~~90~~ days does not prevent the  
437 department from continuing the investigation, accepting or  
438 considering evidence obtained or received after 45 ~~90~~ days, or

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439 taking administrative action if reasonable cause exists to  
440 believe that a violation of this part, chapter 455, or a rule of  
441 the department has occurred.

442 (d) If an investigation is not completed within the time  
443 limits established in this subsection, the department shall, at  
444 least monthly ~~on a monthly basis~~, notify the complainant in  
445 writing of the status of the investigation. When reporting its  
446 action to the complainant, the department shall inform the  
447 complainant of any right to a hearing pursuant to ss. 120.569  
448 and 120.57.

449 (2) The department shall suspend the license of a community  
450 association manager or firm charged by information or indictment  
451 with a felony offense. While the community association manager  
452 or firm has a criminal charge pending, it may not perform  
453 services of community association management. However, if the  
454 charges are resolved without a finding of guilt, the community  
455 association manager or firm shall be reinstated for the  
456 remainder of its term, if any.

457 (3)~~(2)~~ The following acts constitute grounds for which the  
458 disciplinary actions in subsection (5) ~~(4)~~ may be taken:

459 (a) Violation of any provision of s. 455.227(1).

460 (b)1. Violation of any provision of this part.

461 2. Violation of any lawful order or rule rendered or  
462 adopted by the department or the board ~~council~~.

463 3. Being convicted of or pleading nolo contendere to a  
464 felony in any court in the United States.

465 4. Obtaining a license or certification or any other order,  
466 ruling, or authorization by means of fraud, misrepresentation,  
467 or concealment of material facts.

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468           5. Committing acts of gross misconduct or gross negligence  
469 in connection with the profession.

470           6. Contracting, on behalf of an association, with any  
471 entity in which the licensee has a financial interest that is  
472 not disclosed.

473           7. Violating any provision of chapter 718 or chapter 721,  
474 ~~chapter 719, or chapter 720~~ during the course of performing  
475 community association management services pursuant to a contract  
476 with a community association as defined in s. 468.431(2)  
477 ~~468.431(1)~~.

478           (4)~~(3)~~ The board ~~council~~ shall specify by rule the acts or  
479 omissions that constitute a violation of subsection (3) ~~(2)~~.

480           (5)~~(4)~~ When the department finds any community association  
481 manager or firm guilty of any of the grounds set forth in  
482 subsection (3) ~~(2)~~, it may enter an order imposing one or more  
483 of the following penalties:

484           (a) Denial of an application for licensure.

485           (b) Revocation or suspension of a license.

486           (c) Imposition of an administrative fine not to exceed  
487 \$5,000 for each count or separate offense.

488           (d) Issuance of a reprimand.

489           (e) Placement of the community association manager or firm  
490 on probation for a period of time and subject to such conditions  
491 as the department specifies.

492           (f) Restriction of the authorized scope of practice by the  
493 community association manager or firm.

494           (6)~~(5)~~ The department may reissue the license of a  
495 disciplined community association manager or firm upon  
496 certification by the board ~~department~~ that the disciplined

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497 person or firm has complied with all of the terms and conditions  
498 set forth in the final order.

499 Section 11. Section 468.4365, Florida Statutes, is amended  
500 to read:

501 468.4365 Availability of disciplinary records and  
502 proceedings. ~~Notwithstanding s. 455.225, any complaint or record~~  
503 ~~maintained by the Department of Business and Professional~~  
504 ~~Regulation pursuant to the Discipline of a licensed community~~  
505 ~~association manager or firm and any proceeding held by the~~  
506 ~~department to discipline a licensed community association~~  
507 ~~manager or firm shall remain open and available to the public~~  
508 ~~pursuant to s. 286.011.~~

509 Section 12. Subsection (2) of section 468.438, Florida  
510 Statutes, is amended to read:

511 468.438 Timeshare management firms.—

512 (2) A timeshare management firm is ~~shall only be~~ required  
513 to employ at least one individual licensed under this part at  
514 each noncontiguous geographic location at which the management  
515 firm provides community association management. No other person  
516 providing community association management on behalf of such  
517 management firms shall be required to hold a license pursuant to  
518 this part, provided that any community association management  
519 provided pursuant to this section must be performed under the  
520 direct supervision and control of a licensed community  
521 association manager. A community association manager licensed  
522 pursuant to this part and employed by a timeshare management  
523 firm pursuant to this section assumes responsibility for all  
524 community association management performed by unlicensed persons  
525 employed by the timeshare management firm.

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Section 13. This act shall take effect July 1, 2016.