



289590

LEGISLATIVE ACTION

Senate	.	House
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Floor: 3/AD/3R	.	Floor: C
03/09/2018 07:17 PM	.	03/09/2018 10:05 PM
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Senator Garcia moved the following:

**Senate Amendment (with title amendment)**

Delete lines 73 - 185

and insert:

Section 1. Subsection (3), paragraphs (a), (b), and (g) of subsection (12), and paragraph (e) of subsection (13) of section 718.111, Florida Statutes, are amended to read:

718.111 The association.—

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

~~(a)~~ The association may contract, sue, or be sued with



12 respect to the exercise or nonexercise of its powers. For these  
13 purposes, the powers of the association include, but are not  
14 limited to, the maintenance, management, and operation of the  
15 condominium property. After control of the association is  
16 obtained by unit owners other than the developer, the  
17 association may institute, maintain, settle, or appeal actions  
18 or hearings in its name on behalf of all unit owners concerning  
19 matters of common interest to most or all unit owners,  
20 including, but not limited to, the common elements; the roof and  
21 structural components of a building or other improvements;  
22 mechanical, electrical, and plumbing elements serving an  
23 improvement or a building; representations of the developer  
24 pertaining to any existing or proposed commonly used facilities;  
25 and protesting ad valorem taxes on commonly used facilities and  
26 on units; and may defend actions in eminent domain or bring  
27 inverse condemnation actions. If the association has the  
28 authority to maintain a class action, the association may be  
29 joined in an action as representative of that class with  
30 reference to litigation and disputes involving the matters for  
31 which the association could bring a class action. Nothing herein  
32 limits any statutory or common-law

33  
34 ===== T I T L E A M E N D M E N T =====

35 And the title is amended as follows:

36 Delete lines 3 - 10

37 and insert:

38 718.111,