

Amendment No.

CHAMBER ACTION

Senate

House

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1 Representative Moraitis offered the following:

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3 **Amendment (with title amendment)**

4 Remove lines 1816-1837 and insert:

5 (g) Except as provided in this paragraph, an amendment to
6 any governing document enacted after July 1, 2018, that
7 prohibits a parcel owner from renting the parcel, altering the
8 authorized duration of a rental term, or specifying or limiting
9 the number of times that a parcel owner may rent his or her
10 parcel during a specified term, applies only to a parcel owner
11 who acquires title to the parcel after the effective date of the
12 amendment, or to a parcel owner who consents, individually or
13 through a representative, to the amendment.

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14 1. Except as provided in this paragraph, an association
15 may amend its governing documents to prohibit or regulate
16 rentals for terms of less than 6 months and may amend its
17 governing documents to prohibit rentals more than three times in
18 a calendar year, and such amendments shall apply to all parcel
19 owners.

20 2. Nothing in this paragraph shall affect the amendment
21 restrictions for associations of 15 or fewer parcel owners as
22 provided in s. 720.303(1).

23 3. For purposes of this paragraph, a change of ownership
24 does not occur when a parcel owner conveys the parcel to an
25 affiliated entity or when beneficial ownership of the parcel
26 does not change. For purposes of this paragraph, the term
27 "affiliated entity" means an entity which controls, is
28 controlled by, or is under common control with the parcel owner
29 or that becomes a parent or successor entity by reason of
30 transfer, merger, consolidation, public offering,
31 reorganization, dissolution or sale of stock, or transfer of
32 membership partnership interests. For a conveyance to be
33 recognized as one made to an affiliated entity, the entity must
34 furnish the association a document certifying that this
35 paragraph applies, as well as providing any organizational
36 documents for the parcel owner and the affiliated entity that
37 support the representations in the certificate, as requested by
38 the association.

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T I T L E A M E N D M E N T

Remove line 62 and insert:
limitations on and exceptions for associations when a
parcel owner