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A bill to be entitled  
 An act relating to community development districts;  
 amending s. 190.046, F.S.; authorizing certain  
 entities to petition a court to dissolve a community  
 development district with outstanding financial  
 obligations or operating or maintenance  
 responsibilities; providing procedures to be used by  
 court in appointing receivers; specifying court  
 authorities in issuing orders concerning duties of a  
 receiver; providing an effective date.

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

Section 1. Paragraph (c) of subsection (2) of section  
 190.046, Florida Statutes, is amended and subsections (11) and  
 (12) are added to that section, to read:

190.046 Termination, contraction, ~~or~~ expansion, or  
dissolution of district.—

(2) The district shall remain in existence unless:

(c) The district is dissolved as provided in subsections  
~~subsection (8), subsection (9), or subsection (10),~~ or (11).

(11) (a) A district that has outstanding financial  
obligations or operating or maintenance responsibilities,  
regardless of whether it has been declared inactive pursuant to  
s. 189.062, may be dissolved by the general-purpose local

26 government that established the district, after a majority vote  
27 to petition the court to dissolve the district by receivership.

28 (b) A majority of real property owners in a district that  
29 was established by rule of the Florida Land and Water  
30 Adjudicatory Commission may petition the commission to initiate  
31 the process to dissolve the district by receivership if the  
32 district, regardless of whether it has been declared inactive  
33 pursuant to s. 189.062, has outstanding financial obligations or  
34 operating or maintenance responsibilities. Any petition received  
35 by the commission must be addressed at a regularly scheduled  
36 commission meeting. If the commission votes to dissolve the  
37 district, it shall petition a court of competent jurisdiction to  
38 dissolve the district by receivership.

39 (12) (a) The court in a proceeding to dissolve a community  
40 development district shall hold a hearing, after notifying all  
41 parties to the proceeding and any interested persons designated  
42 by the court, before appointing one or more receivers to wind up  
43 and liquidate the business and affairs of the district. The  
44 court appointing a receiver has exclusive jurisdiction over the  
45 district and all of its property wherever located.

46 (b) The court may appoint an individual or a corporation  
47 as a receiver. The corporation may be a domestic corporation or  
48 a foreign corporation authorized to transact business in this  
49 state. The court may require the receiver to post bond, with or  
50 without sureties, in an amount directed by the court.

51        (c) The court shall issue an appointing order to describe  
52 the powers and duties of the receiver. The order, which may be  
53 amended, may authorize the receiver to dispose of any part of  
54 the assets of the district wherever located, at a public or  
55 private sale. In addition to the duties assigned by the court, a  
56 receiver may sue and defend in his or her own name as receiver  
57 of the district in all courts of this state.

58        (d) During the receivership, the court may order that the  
59 receiver and his or her counsel receive compensation, expense  
60 disbursements, or other reimbursements from the assets of the  
61 district or proceeds from the sale of the assets.

62        Section 2. This act shall take effect July 1, 2020.