

Amendment No.

CHAMBER ACTION

Senate

House

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Representative Rodriguez, A. offered the following:

Amendment to Amendment (559554) (with title amendment)

Between lines 984 and 985 of the amendment, insert:

Section 15. Paragraph (h) is added to subsection (1) of section 720.306, Florida Statutes, to read:

720.306 Meetings of members; voting and election procedures; amendments.—

(1) QUORUM; AMENDMENTS.—

(h)1. Except as otherwise provided in this paragraph, an amendment to any governing document that is enacted after July 1, 2020, that prohibits a parcel owner from renting the parcel, alters the authorized duration of a rental term, or specifies or

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14 limits the number of times that a parcel owner may rent his or
15 her parcel during a specified term, applies only to a parcel
16 owner who acquires title to the parcel after the effective date
17 of the amendment, or to a parcel owner who consents,
18 individually or through a representative, to the amendment.

19 2. Notwithstanding subparagraph 1., an association may
20 amend its governing documents to prohibit or regulate rentals
21 for a term of less than 6 months and to prohibit rentals more
22 than three times in a calendar year, and such amendments shall
23 apply to all parcel owners.

24 3. This paragraph does not affect the amendment
25 restrictions for associations of 15 or fewer parcel owners under
26 s. 720.303(1).

27 4. For purposes of this paragraph, a change of ownership
28 does not occur when an affiliated entity acquires title from a
29 parcel owner who is a natural person. For purposes of this
30 subparagraph, the term "affiliated entity" means a business
31 entity, including but not limited to a corporation, partnership,
32 or limited partnership, controlled by the parcel owner or under
33 the common control of the parcel owner. For a conveyance to be
34 recognized as one made to an affiliated entity, the entity must
35 furnish the association a document certifying that this
36 paragraph applies, as well as providing any organizational
37 documents for the parcel owner and the affiliated entity that

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38 support the representations in the certificate, as requested by
39 the association.

40 5. For the purposes of this paragraph, a change of
41 ownership occurs when a business entity that has acquired title
42 has a majority change in its ownership, shares, membership, or
43 controlling interests.

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

47 Remove line 1120 of the amendment and insert:
48 condominium ombudsman; amending s. 720.306, F.S.;
49 providing limitations on associations when a parcel
50 owner attempts to rent or lease his or her parcel;
51 amending ss. 455.219, 548.002,