

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 a parcel owner conveys the parcel to an
29 affiliated entity or when beneficial ownership of the parcel
30 does not change. For purposes of this subparagraph, the term
31 "affiliated entity" means an entity that controls, is controlled
32 by, or is under common control with the parcel owner or that
33 becomes a parent or successor entity by reason of transfer,
34 merger, consolidation, public offering, reorganization,
35 dissolution or sale of stock, or transfer of membership
36 partnership interests. For a conveyance to be recognized as one
37 made to an affiliated entity, the entity must furnish the
38 association a document certifying that this paragraph applies,

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39 as well as providing any organizational documents for the parcel
40 owner and the affiliated entity that support the representations
41 in the certificate, as requested by the association.

42 5. For purposes of this paragraph, a change of ownership
43 does occur when a parcel owner that is a business entity has a
44 majority change in its ownership, shares, membership, or
45 controlling interests.

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Remove line 1120 of the amendment and insert:

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condominium ombudsman; amending s. 720.306, F.S.;

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providing limitations on associations when a parcel

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owner attempts to rent or lease his or her parcel;

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amending ss. 455.219, 548.002,

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