

By Senator Rodriguez

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1 A bill to be entitled
2 An act relating to the Condominium Fraud Investigation
3 Pilot Program; creating s. 718.13, F.S.; creating the
4 pilot program within the Division of Florida
5 Condominiums, Timeshares, and Mobile Homes of the
6 Department of Business and Professional Regulation;
7 providing a purpose for the pilot program; requiring
8 the division to hire certain individuals for purposes
9 of the pilot program; requiring complaints submitted
10 to the department which allege condominium fraud or
11 corruption in any of three specified counties to be
12 reviewed by the division; providing powers to the
13 division relating to the pilot program; requiring the
14 division to refer certain cases for prosecution;
15 requiring that the pilot program be funded from the
16 Division of Florida Condominiums, Timeshares, and
17 Mobile Homes Trust Fund; providing for future
18 expiration of the pilot program; providing an
19 effective date.

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

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23 Section 1. Section 718.13, Florida Statutes, is created to
24 read:

25 718.13 The Condominium Fraud Investigation Pilot Program.-
26 (1) The Condominium Fraud Investigation Pilot Program is
27 created within the division. The purpose of the pilot program is
28 to facilitate the division's investigation of condominium-
29 related fraud and corruption in Broward County, Miami-Dade

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30 County, and Monroe County. The division shall hire three
31 financial investigators, five investigators with previous law
32 enforcement experience, and three clerical employees for the
33 purposes of the pilot program.

34 (2) Any complaint submitted to the department which alleges
35 condominium fraud or corruption in Broward County, Miami-Dade
36 County, or Monroe County must be reviewed under the pilot
37 program to determine whether further investigation is needed and
38 criminal prosecution is warranted. The division has the power to
39 subpoena, audit, and investigate for the purposes of the pilot
40 program. The division may administer oaths, subpoena witnesses,
41 and compel the production of books, papers, or other records
42 relevant to the purposes of the pilot program. If, after
43 reviewing a complaint under the pilot program, the division
44 finds sufficient evidence for criminal prosecution, it must
45 refer the case to the appropriate state attorney for
46 prosecution.

47 (3) The pilot program must be funded from available funds
48 of the Division of Florida Condominiums, Timeshares, and Mobile
49 Homes Trust Fund.

50 (4) This section expires July 1, 2026.

51 Section 2. This act shall take effect October 1, 2021.