

Amendment No. 1

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	<u>    </u>	(Y/N)
ADOPTED AS AMENDED	<u>    </u>	(Y/N)
ADOPTED W/O OBJECTION	<u>    </u>	(Y/N)
FAILED TO ADOPT	<u>    </u>	(Y/N)
WITHDRAWN	<u>    </u>	(Y/N)
OTHER	<u>    </u>	

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1 Committee/Subcommittee hearing bill: Regulatory Reform  
2 Subcommittee

3 Representative Shoaf offered the following:

4  
5 **Amendment**

6 Remove lines 2363-2397 and insert:

7 (h)1. Except as otherwise provided in this paragraph, any  
8 governing document, or amendment to a governing document, that  
9 is enacted after July 1, 2021, and that prohibits or regulates  
10 rental agreements applies only to a parcel owner who acquires  
11 title to the parcel after the effective date of the governing  
12 document or amendment, or to a parcel owner who consents,  
13 individually or through a representative, to the governing  
14 document or amendment.

15 2. Notwithstanding subparagraph 1., an association may  
16 amend its governing documents to prohibit or regulate rental

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17 agreements for a term of less than 6 months and may prohibit the  
18 rental of a parcel for more than three times in a calendar year,  
19 and such amendments shall apply to all parcel owners.

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

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

39 5. For purposes of this paragraph, a change of ownership  
40 does occur when, with respect to a parcel owner that is a  
41 business entity, every person that owned an interest in the real

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42 | property at the time of the enactment of the amendment or rule  
43 | conveys their interest in the real property to an unaffiliated  
44 | entity.