

Amendment No.1

COMMITTEE/SUBCOMMITTEE ACTION

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WITHDRAWN (Y/N)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

1 Committee/Subcommittee hearing bill: Judiciary Committee
2 Representative Shoaf offered the following:

3
4 **Amendment**

5 Remove lines 2363-2397 and insert:

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

14 2. Notwithstanding subparagraph 1., an association may
15 amend its governing documents to prohibit or regulate rental
16 agreements for a term of less than 6 months and may prohibit the

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17 rental of a parcel for more than three times in a calendar year,
18 and such amendments shall apply to all parcel owners.

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

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

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

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42 | conveys their interest in the real property to an unaffiliated
43 | entity.