

By Senator Rodriguez

39-00554A-22

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1 A bill to be entitled
2 An act relating to community associations; creating s.
3 718.13, F.S.; requiring the Division of Florida
4 Condominiums, Timeshares, and Mobile Homes of the
5 Department of Business and Professional Regulation to
6 establish a searchable database by a specified date
7 which contains specified information regarding each
8 condominium association in this state; requiring a
9 condominium association to notify the division of any
10 changes to information relating to the association and
11 listed in the database; requiring that the creation
12 and administration of the database be funded in part
13 by specified proceeds; creating s. 720.319, F.S.;
14 requiring the division to establish a searchable
15 database by a specified date which contains specified
16 information regarding each homeowners' association in
17 this state; requiring a homeowners' association to
18 notify the division of any changes to information
19 relating to the association and listed in the
20 database; providing an effective date.

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

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

26 718.13 Database for condominium association information.-
27 (1) By July 1, 2024, the division shall establish a
28 searchable database that contains information regarding each
29 association operating within this state. The database must allow

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30 a user to search the name by which a condominium property is
31 identified to find the association that governs such property.
32 At a minimum, the database must include all of the following for
33 each association:

34 (a) The names, e-mail addresses, and other contact
35 information of officers and directors of the association.

36 (b) An indication that the association is self-managed, or,
37 if not, the contact information for any person licensed under
38 part VIII of chapter 468 responsible for management of the
39 association.

40 (c) A copy of the association's governing documents,
41 including, but not limited to, declarations, bylaws, and rules
42 and any amendments thereto.

43 (d) A copy of the association's adopted annual budget, in a
44 uniform format, which includes the amount and the purpose of any
45 monthly assessments and current or pending special assessments
46 levied by the association.

47 (e) A copy of any studies regarding funds in reserve
48 accounts held by the association or any reports regarding the
49 physical inspection, including any engineering studies, of
50 properties maintained by the association.

51 (2) An association must notify the division of any changes
52 to information related to the association and listed in the
53 database within 30 days after such changes.

54 (3) Expenses associated with the creation and
55 administration of the database shall be funded in part by
56 proceeds of the annual fee paid by associations pursuant to s.
57 718.501(2)(a).

58 Section 2. Section 720.319, Florida Statutes, is created to

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59 read:

60 720.319 Database for homeowners' association information.-

61 (1) By July 1, 2026, the division shall establish a
62 searchable database that contains information regarding each
63 association operating within this state. The database must be
64 accessible on the same webpage as the database for condominium
65 association information maintained by the division pursuant to
66 s. 718.13. The database must allow a user to search the name by
67 which a community is identified to find the association that
68 governs such community. At a minimum, the database must include
69 all of the following for each association:

70 (a) The names, e-mail addresses, and other contact
71 information of officers and directors of the association.

72 (b) An indication that the association is self-managed, or,
73 if not, the contact information for any person licensed under
74 part VIII of chapter 468 responsible for management of the
75 association.

76 (c) A copy of the association's governing documents,
77 including, but not limited to, declarations, bylaws, and rules
78 and any amendments thereto.

79 (d) A copy of the association's adopted annual budget, in a
80 uniform format, which includes the amount and the purpose of any
81 monthly assessments and current or pending special assessments
82 levied by the association.

83 (e) A copy of any studies regarding funds in reserve
84 accounts held by the association or any reports regarding the
85 physical inspection, including any engineering studies, of
86 properties maintained by the association.

87 (2) An association must notify the division of any changes

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88 to information related to the association and listed in the
89 database within 30 days after such changes.

90 Section 3. This act shall take effect July 1, 2022.