

By Senator Stewart

17-00611A-23

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1 A bill to be entitled
2 An act relating to homeowners' associations; amending
3 s. 720.303, F.S.; requiring an association to provide
4 copies of the association's rules and covenants to
5 every member before a specified date, and every new
6 member thereafter; requiring an association to provide
7 members with a copy of updated rules and covenants;
8 authorizing an association to adopt rules relating to
9 providing copies of updated rules and covenants;
10 providing an effective date.

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

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14 Section 1. Subsection (13) is added to section 720.303,
15 Florida Statutes, to read:

16 720.303 Association powers and duties; meetings of board;
17 official records; budgets; financial reporting; association
18 funds; recalls.—

19 (13) REQUIREMENT TO PROVIDE COPIES OF RULES AND COVENANTS.—

20 (a) Before October 1, 2023, an association shall provide a
21 digital copy of the association's rules and covenants to every
22 member of the association.

23 (b) An association shall provide a digital copy of the
24 association's rules and covenants to every new member of the
25 association.

26 (c) If an association's rules or covenants are amended, the
27 association must provide every member of the association with an
28 updated copy of the amended rules or covenants. An association
29 may adopt rules establishing standards for the manner of

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30 distribution and timeframe for providing copies of updated rules
31 or covenants.

32 Section 2. This act shall take effect July 1, 2023.