

26 | supermajority vote of a certain percentage of the
27 | voting members; specifying how fines, suspensions,
28 | attorney fees, and costs are determined; requiring
29 | certain notices to be provided to parcel owners and,
30 | if applicable, an occupant, a licensee, or an invitee
31 | of the parcel owner; requiring certain hearings to be
32 | held within a specified timeframe and authorizing such
33 | hearings to be held by telephone or other electronic
34 | means; prohibiting the accrual of attorney fees and
35 | costs after a specified time; specifying the priority
36 | of payments made by a parcel owner to an association;
37 | authorizing certain persons to request a hearing to
38 | dispute certain fees and costs; providing that certain
39 | fines may not become a lien on a parcel; requiring
40 | fines or suspensions related to traffic infractions to
41 | be determined and issued by a certain person;
42 | prohibiting a parcel owner from being fined for
43 | certain traffic infractions; defining the term
44 | "traffic infraction"; prohibiting an association from
45 | levying a fine or imposing a suspension for certain
46 | actions; prohibiting an association from enforcing
47 | certain rules or covenants under certain
48 | circumstances; amending s. 720.3075, F.S.; prohibiting
49 | certain homeowners' association documents from
50 | precluding property owners from taking certain

51 actions; prohibiting homeowners' association documents
 52 from limiting or requiring certain actions; amending
 53 s. 720.308, F.S.; prohibiting a board from increasing
 54 assessments by more than specified percentages without
 55 a supermajority vote of a certain percentage of the
 56 voting members; providing an exception; prohibiting
 57 certain assessments from becoming a lien on a parcel
 58 without a supermajority vote of a certain percentage
 59 of the voting members; amending s. 720.3085, F.S.;
 60 specifying when a lien is effective for mortgages of
 61 record; deleting provisions relating to the priority
 62 of certain liens, mortgages, or certified judgments;
 63 amending s. 720.318, F.S.; authorizing a law
 64 enforcement officer to park his or her assigned law
 65 enforcement vehicle on public roads and rights-of-way;
 66 providing an effective date.

67
 68 Be It Enacted by the Legislature of the State of Florida:

69
 70 Section 1. Subsection (1) of section 720.303, Florida
 71 Statutes, is amended, and subsection (13) is added to that
 72 section, to read:

73 720.303 Association powers and duties; meetings of board;
 74 official records; budgets; financial reporting; association
 75 funds; recalls.—

76 (1) POWERS AND DUTIES.—An association that ~~which~~ operates
 77 a community as defined in s. 720.301, must be operated by an
 78 association that is a Florida corporation. After October 1,
 79 1995, the association must be incorporated and the initial
 80 governing documents must be recorded in the official records of
 81 the county in which the community is located. An association may
 82 operate more than one community. The officers and directors of
 83 an association are subject to s. 617.0830 and have a fiduciary
 84 relationship to the members who are served by the association.
 85 The powers and duties of an association include those set forth
 86 in this chapter and, except as expressly limited or restricted
 87 in this chapter, those set forth in the governing documents.
 88 After control of the association is obtained by members other
 89 than the developer, the association may institute, maintain,
 90 settle, or appeal actions or hearings in its name on behalf of
 91 all members concerning matters of common interest to the
 92 members, including, but not limited to, the common areas; roof
 93 or structural components of a building, or other improvements
 94 for which the association is responsible; mechanical,
 95 electrical, or plumbing elements serving an improvement or
 96 building for which the association is responsible;
 97 representations of the developer pertaining to any existing or
 98 proposed commonly used facility; and protesting ad valorem taxes
 99 on commonly used facilities. The association may defend actions
 100 in eminent domain or bring inverse condemnation actions. Before

101 commencing litigation against any party in the name of the
102 association involving amounts in controversy in excess of
103 \$100,000, the association must obtain the affirmative approval
104 of a majority of the voting interests at a meeting of the
105 membership at which a quorum has been attained. This subsection
106 does not limit any statutory or common-law right of any
107 individual member or class of members to bring any action
108 without participation by the association. A member does not have
109 authority to act for the association by virtue of being a
110 member. An association may have more than one class of members
111 and may issue membership certificates. An association of 15 or
112 fewer parcel owners may enforce only the requirements of those
113 deed restrictions established prior to the purchase of each
114 parcel upon an affected parcel owner or owners.

115 (13) REQUIREMENT TO PROVIDE AN ACCOUNTING.—A parcel owner
116 or any occupant, licensee, or invitee of the parcel owner may
117 make a written request to the board for a detailed accounting of
118 any amounts he or she owes to the association and the board
119 shall provide such information within 10 business days after
120 receipt of the written request. After the parcel owner or any
121 occupant, licensee, or invitee of the parcel owner makes such
122 written request to the board, he or she may not ask for another
123 detailed accounting for at least 90 calendar days. Failure by
124 the board to respond within 10 business days to a written
125 request for a detailed accounting constitutes a complete waiver

126 | of any outstanding fines of the person who requested such
 127 | accounting.

128 | Section 2. Subsections (1) and (4) of section 720.3035,
 129 | Florida Statutes, are amended to read:

130 | 720.3035 Architectural control covenants; parcel owner
 131 | improvements; rights and privileges.—

132 | (1) (a) The authority of an association or any
 133 | architectural, construction improvement, or other such similar
 134 | committee of an association to review and approve plans and
 135 | specifications for the location, size, type, or appearance of
 136 | any structure or other improvement on a parcel, or to enforce
 137 | standards for the external appearance of any structure or
 138 | improvement located on a parcel, shall be permitted only to the
 139 | extent that the authority is specifically stated or reasonably
 140 | inferred as to such location, size, type, or appearance in the
 141 | declaration of covenants or other published guidelines and
 142 | standards authorized by the declaration of covenants.

143 | (b) An association or any architectural, construction
 144 | improvement, or other such similar committee of an association
 145 | may not enforce or adopt a covenant, rule, or guideline that:

146 | 1. Limits or places requirements on the interior of a
 147 | structure that is not visible from the parcel's frontage or an
 148 | adjacent parcel.

149 | 2. Requires the review and approval of plans and
 150 | specifications for a central air-conditioning, refrigeration,

151 heating, or ventilating system by the association or any
 152 architectural, construction improvement, or other such similar
 153 committee of an association, if such system is not visible from
 154 the parcel's frontage and is substantially similar to a system
 155 that is approved or recommended by the association or a
 156 committee thereof.

157 (4) (a) Each parcel owner is ~~shall be~~ entitled to the
 158 rights and privileges set forth in the declaration of covenants
 159 or other published guidelines and standards authorized by the
 160 declaration of covenants concerning the architectural use of the
 161 parcel, and the construction of permitted structures and
 162 improvements on the parcel. ~~and~~ Such rights and privileges may
 163 ~~shall~~ not be unreasonably infringed upon or impaired by the
 164 association or any architectural, construction improvement, or
 165 other such similar committee of the association.

166 (b) If a parcel owner's rights and privileges have been
 167 unreasonably infringed upon or impaired by a decision concerning
 168 the architectural use of his or her parcel or the construction
 169 of permitted structures and improvements on such parcel by the
 170 association or any architectural, construction improvement, or
 171 other such similar committee of the association, the association
 172 must provide the parcel owner with the ability to appeal such
 173 decision to an appeals committee that consists of at least three
 174 members appointed by the board who are not officers, directors,
 175 or employees of the association or members of the architectural,

176 construction improvement, or other similar committee of the
 177 association. The appeals committee has the right to reverse,
 178 modify, or affirm the decision being appealed. A parcel owner
 179 may appeal a decision of the association or any architectural,
 180 construction improvement, or other such similar committee of the
 181 association within 90 days after the owner receives written
 182 notification of the initial decision. The appeals committee must
 183 make a decision on the issue under appeal within 60 days after
 184 receiving a parcel owner's request for an appeal.

185 (c) If the association or any architectural, construction
 186 improvement, or other such similar committee of the association
 187 should unreasonably, knowingly, and willfully infringe upon or
 188 impair the rights and privileges set forth in the declaration of
 189 covenants or other published guidelines and standards authorized
 190 by the declaration of covenants, the adversely affected parcel
 191 owner is ~~shall be~~ entitled to recover damages caused by such
 192 infringement or impairment, including any costs and reasonable
 193 attorney ~~attorney's~~ fees incurred in preserving or restoring the
 194 rights and privileges of the parcel owner set forth in the
 195 declaration of covenants or other published guidelines and
 196 standards authorized by the declaration of covenants.

197 Section 3. Section 720.3045, Florida Statutes, is amended
 198 to read:

199 720.3045 Installation, display, and storage of items.—
 200 Regardless of any covenants, restrictions, bylaws, rules, or

201 requirements of an association, and unless prohibited by general
 202 law or local ordinance, an association may not restrict parcel
 203 owners or their tenants from installing, displaying, or storing
 204 any items on a parcel which are not visible from the parcel's
 205 frontage or an adjacent parcel, including, but not limited to,
 206 artificial turf, boats, flags, vegetable gardens, clotheslines,
 207 and recreational vehicles.

208 Section 4. Subsection (2) of section 720.305, Florida
 209 Statutes, is amended, and subsections (7) through (10) are added
 210 to that section, to read:

211 720.305 Obligations of members; remedies at law or in
 212 equity; levy of fines and suspension of use rights.—

213 (2) An association may levy reasonable fines for
 214 violations of the declaration, association bylaws, or reasonable
 215 rules of the association. A fine may not exceed \$100 per
 216 violation against any member or any member's tenant, guest, or
 217 invitee for the failure of the owner of the parcel or its
 218 occupant, licensee, or invitee to comply with any provision of
 219 the declaration, the association bylaws, or reasonable rules of
 220 the association unless otherwise provided in the governing
 221 documents. A fine may be levied by the board for each day of a
 222 continuing violation, with a single notice and opportunity for
 223 hearing, except that the fine may not exceed \$1,000 in the
 224 aggregate unless otherwise provided in the governing documents.
 225 A fine of less than \$1,000 may not become a lien against a

226 | parcel. A fine that amounts to less than 1 percent of the
227 | parcel's property value at the time the fine was levied may only
228 | become a lien against the parcel with approval by 75 percent of
229 | the total membership of parcel owners, and fines may not be
230 | aggregated to create a lien against a parcel. In any action to
231 | recover a fine, the prevailing party is entitled to reasonable
232 | attorney fees and costs from the nonprevailing party as
233 | determined by the court.

234 | (a) An association may suspend, for a reasonable period of
235 | time, the right of a member, or a member's tenant, guest, or
236 | invitee, to use common areas and facilities for the failure of
237 | the owner of the parcel or its occupant, licensee, or invitee to
238 | comply with any provision of the declaration, the association
239 | bylaws, or reasonable rules of the association. This paragraph
240 | does not apply to that portion of common areas used to provide
241 | access or utility services to the parcel. A suspension may not
242 | prohibit an owner or tenant of a parcel from having vehicular
243 | and pedestrian ingress to and egress from the parcel, including,
244 | but not limited to, the right to park.

245 | (b) A fine or suspension levied by the board of
246 | administration may not be imposed unless the board first
247 | provides at least 14 days' written notice of the parcel owner's
248 | right to a hearing to the parcel owner at his or her designated
249 | mailing or e-mail address in the association's official records
250 | and, if applicable, to any occupant, licensee, or invitee of the

251 parcel owner, sought to be fined or suspended. Such and a
252 hearing must be held within 30 days after issuance of the notice
253 before a committee of at least three members appointed by the
254 board who are not officers, directors, or employees of the
255 association, or the spouse, parent, child, brother, or sister of
256 an officer, director, or employee. The committee may hold the
257 hearing by telephone or other electronic means. The notice must
258 include a description of the alleged violation; the specific
259 action required to cure such violation, if applicable; and the
260 hearing date, and location, and access information if held by
261 telephone or other electronic means of the hearing. A parcel
262 owner has the right to attend a hearing by telephone or other
263 electronic means.

264 (c) If the committee, by majority vote, does not approve a
265 proposed fine or suspension, the proposed fine or suspension may
266 not be imposed. The role of the committee is limited to
267 determining whether to confirm or reject the fine or suspension
268 levied by the board.

269 (d) Within 7 days after the hearing, the committee shall
270 provide written notice to the parcel owner at his or her
271 designated mailing or e-mail address in the association's
272 official records and, if applicable, any occupant, licensee, or
273 invitee of the parcel owner, of the committee's findings related
274 to the violation, including any applicable fines or suspensions
275 that the committee approved or rejected, and how the parcel

276 owner or any occupant, licensee, or invitee of the parcel owner
277 may cure the violation, if applicable, or fulfill a suspension,
278 or the date by which a fine must be paid.

279 (e) If a violation is found by the committee, but has been
280 cured before the hearing or in the manner specified in the
281 written notice required in paragraph (b) or paragraph (d), a
282 fine or suspension may not be imposed.

283 (f)-(e) If a violation found by the committee is not cured
284 and the proposed fine or suspension levied by the board is
285 approved by the committee by a majority vote, the committee must
286 set a date by which the fine must be paid, which date must be at
287 least 30 days after delivery of the written notice required in
288 paragraph (d).

289 (g) If a violation is found by the committee and the
290 proposed fine or suspension levied by the board is approved by
291 the committee and the violation is not cured or the fine is not
292 paid per the written notice required in paragraph (d),
293 reasonable attorney fees and costs may be awarded to the
294 association. Attorney fees and costs may not begin to accrue
295 until after the date noticed for payment under paragraph (d) and
296 the time for an appeal has expired.

297 (h) Upon receipt of a payment for any outstanding fines
298 from a parcel owner or any occupant, licensee, or invitee of the
299 parcel owner, the board must apply the payment first to the fine
300 before satisfying any other amounts due to the association.

301 Attorney fees and costs may not continue to accrue after a
302 parcel owner or any occupant, licensee, or invitee of the parcel
303 owner pays the fine.

304 (i) A parcel owner or any occupant, licensee, or invitee
305 of the parcel owner may request a hearing before the board to
306 dispute the reasonableness of the attorney fees and costs
307 awarded to the association.

308 (7) If an association allows a fine to be levied for an
309 infraction relating to lawn, landscaping, or grass maintenance,
310 such fine may not become a lien on a parcel.

311 (8) If an association allows a fine to be levied or a
312 suspension to be imposed against a parcel owner or an occupant,
313 a licensee, a guest, or an invitee of the parcel owner for a
314 traffic infraction, such infraction must be determined and
315 issued by a board-approved nonaffiliated third party
316 specializing in traffic infractions before such fine may be
317 levied or suspension imposed. A fine for a traffic infraction
318 may not become a lien on a parcel. However, a fine may not be
319 imposed against a parcel owner for a speeding violation
320 committed by his or her occupant, licensee, guest, or invitee.
321 For purposes of this paragraph, the term "traffic infraction"
322 means a noncriminal violation of parking and traffic rules
323 adopted by the state, county, municipality, or association.

324 (9) Notwithstanding any provision to the contrary in an
325 association's governing documents, an association may not levy a

326 fine or impose a suspension for any of the following:

327 (a) Leaving garbage receptacles at the curb or end of the
 328 driveway within 24 hours before or after the designated garbage
 329 collection day or time.

330 (b) Leaving holiday decorations or lights on a structure
 331 or other improvement on a parcel longer than indicated in the
 332 governing documents, unless such decorations or lights are left
 333 up for longer than 1 week after the association provides written
 334 notice of the violation to the parcel owner.

335 (10) An association may not enforce a new rule or covenant
 336 against a parcel owner for an action that took place before the
 337 new rule or covenant was enacted ~~fine payment is due 5 days~~
 338 ~~after notice of the approved fine required under paragraph (d)~~
 339 ~~is provided to the parcel owner and, if applicable, to any~~
 340 ~~occupant, licensee, or invitee of the parcel owner. The~~
 341 ~~association must provide written notice of such fine or~~
 342 ~~suspension by mail or hand delivery to the parcel owner and, if~~
 343 ~~applicable, to any occupant, licensee, or invitee of the parcel~~
 344 ~~owner.~~

345 Section 5. Subsection (3) of section 720.3075, Florida
 346 Statutes, is amended, and paragraph (c) is added to subsection
 347 (4) of that section, to read:

348 720.3075 Prohibited clauses in association documents.—

349 (3) Homeowners' association documents, including
 350 declarations of covenants, articles of incorporation, or bylaws,

351 may not preclude:

352 (a) The display of up to two portable, removable flags as
353 described in s. 720.304(2)(a) by property owners. However, all
354 flags must be displayed in a respectful manner consistent with
355 the requirements for the United States flag under 36 U.S.C.
356 chapter 10.

357 (b) A property owner or a tenant, a guest, or an invitee
358 of the property owner from parking his or her personal vehicle,
359 including a pickup truck, in the property owner's driveway, in
360 common parking lots, on public roads and rights-of-way, or in
361 any other area at which the property owner or the property
362 owner's tenant, guest, or invitee has a right to park. The
363 homeowners' association documents, including declarations of
364 covenants, articles of incorporation, or bylaws, may not
365 prohibit a property owner or a tenant, a guest, or an invitee of
366 the property owner from parking his or her work vehicle, which
367 is not a commercial motor vehicle as defined in s. 320.01(25),
368 in the property owner's driveway.

369 (c) A property owner from inviting, hiring, or allowing
370 entry to a contractor or worker on the owner's parcel solely
371 because the contractor or worker is not on a preferred vendor
372 list of the association. Additionally, homeowners' association
373 documents may not preclude a property owner from inviting,
374 hiring, or allowing entry to a contractor or worker on his or
375 her parcel solely because the contractor or worker does not have

376 a professional or an occupational license. The association may
377 not require a contractor or worker to present or prove
378 possession of a professional or an occupational license to be
379 allowed entry onto a property owner's parcel.

380 (d) Operating a vehicle that is not a commercial motor
381 vehicle as defined in s. 320.01(25) in conformance with state
382 traffic laws, on public roads or rights-of-way or the property
383 owner's parcel.

384 (e) A property owner from installing code-compliant
385 hurricane protection or home hardening, such as hurricane
386 shutters, impact glass, code-compliant windows or doors, or
387 other similar protection that complies with or exceeds the
388 applicable building code.

389 (f) A property owner from installing a metal roof,
390 artificial turf, vegetable garden, or clotheslines or other
391 energy-efficient device.

392 (4)

393 (c) Homeowners' association documents, including
394 declarations of covenants, articles of incorporation, or bylaws,
395 may not limit landscaping to grass-only or grass-majority lawns,
396 or issue a mandatory watering schedule to property owners.
397 However, the association's documents may generally require that
398 a property owner keep any lawn, landscaping, and grass on the
399 property owner's parcel well-maintained.

400 Section 6. Subsection (3) of section 720.308, Florida

401 Statutes, is amended, and subsection (7) is added to that
 402 section, to read:

403 720.308 Assessments and charges.—

404 (3) MAXIMUM LEVEL OF ASSESSMENTS.—

405 (a) The stated dollar amount of the guarantee must ~~shall~~
 406 be an exact dollar amount for each parcel identified in the
 407 declaration. Regardless of the stated dollar amount of the
 408 guarantee, assessments charged to a member may ~~shall~~ not exceed
 409 the maximum obligation of the member based on the total amount
 410 of the adopted budget and the member's proportionate share of
 411 the expenses as described in the governing documents.

412 (b) Notwithstanding more restrictive limitations placed on
 413 the board by the governing documents and paragraph (c), the
 414 board may not impose a regular assessment that is more than 10
 415 percent greater than the regular assessment for the
 416 association's preceding fiscal year or impose special
 417 assessments that in the aggregate exceed 5 percent of the
 418 budgeted gross expenses of the association for that fiscal year
 419 without the approval of 75 percent of voting members at a member
 420 meeting.

421 (c) The board may increase regular assessments beyond the
 422 limits in paragraph (b) if the board can prove that such
 423 increase is necessary for the immediate physical protection of
 424 property or public safety.

425 (7) LIENS.—An assessment that amounts to less than 1

426 percent of the parcel's property value at the time of the
 427 assessment may not become a lien against the parcel or the basis
 428 of a claim of lien against a parcel without the approval of 75
 429 percent of voting members at a member meeting.

430 Section 7. Subsection (1) of section 720.3085, Florida
 431 Statutes, is amended to read:

432 720.3085 Payment for assessments; lien claims.—

433 (1) When authorized by the governing documents, the
 434 association has a lien on each parcel to secure the payment of
 435 assessments and other amounts provided for by this section.
 436 Except as otherwise set forth in this section, the lien is
 437 effective from and shall relate back to the date on which the
 438 original declaration of the community was recorded. However, as
 439 to ~~first~~ mortgages of record, the lien is effective from and
 440 after recording of a claim of lien in the public records of the
 441 county in which the parcel is located. ~~This subsection does not~~
 442 ~~bestow upon any lien, mortgage, or certified judgment of record~~
 443 ~~on July 1, 2008, including the lien for unpaid assessments~~
 444 ~~created in this section, a priority that, by law, the lien,~~
 445 ~~mortgage, or judgment did not have before July 1, 2008.~~

446 (a) To be valid, a claim of lien must state the
 447 description of the parcel, the name of the record owner, the
 448 name and address of the association, the assessment amount due,
 449 and the due date. The claim of lien secures all unpaid
 450 assessments that are due and that may accrue subsequent to the

451 recording of the claim of lien and before entry of a certificate
 452 of title, as well as interest, late charges, and reasonable
 453 costs and attorney fees incurred by the association incident to
 454 the collection process. The person making payment is entitled to
 455 a satisfaction of the lien upon payment in full.

456 (b) By recording a notice in substantially the following
 457 form, a parcel owner or the parcel owner's agent or attorney may
 458 require the association to enforce a recorded claim of lien
 459 against his or her parcel:

460
 461 NOTICE OF CONTEST OF LIEN

462 TO: ... (Name and address of association)...

463 You are notified that the undersigned contests the
 464 claim of lien filed by you on, ... (year) ..., and
 465 recorded in Official Records Book at page,
 466 of the public records of County, Florida, and
 467 that the time within which you may file suit to
 468 enforce your lien is limited to 90 days following the
 469 date of service of this notice. Executed this day
 470 of, ... (year)

471 Signed: ... (Owner or Attorney) ...

472
 473 After the notice of a contest of lien has been recorded, the
 474 clerk of the circuit court shall mail a copy of the recorded
 475 notice to the association by certified mail, return receipt

476 requested, at the address shown in the claim of lien or the most
 477 recent amendment to it and shall certify to the service on the
 478 face of the notice. Service is complete upon mailing. After
 479 service, the association has 90 days in which to file an action
 480 to enforce the lien and, if the action is not filed within the
 481 90-day period, the lien is void. However, the 90-day period
 482 shall be extended for any length of time that the association is
 483 prevented from filing its action because of an automatic stay
 484 resulting from the filing of a bankruptcy petition by the parcel
 485 owner or by any other person claiming an interest in the parcel.

486 (c) The association may bring an action in its name to
 487 foreclose a lien for assessments in the same manner in which a
 488 mortgage of real property is foreclosed and may also bring an
 489 action to recover a money judgment for the unpaid assessments
 490 without waiving any claim of lien. The association is entitled
 491 to recover its reasonable attorney's fees incurred in an action
 492 to foreclose a lien or an action to recover a money judgment for
 493 unpaid assessments.

494 (d) A release of lien must be in substantially the
 495 following form:

497 RELEASE OF LIEN

498 The undersigned lienor, in consideration of the final
 499 payment in the amount of \$....., hereby waives and
 500 releases its lien and right to claim a lien for unpaid

501 assessments through, ...(year)..., recorded in
 502 the Official Records Book at Page, of the
 503 public records of County, Florida, for the
 504 following described real property:
 505 (PARCEL NO. OR LOT AND BLOCK) OF ...(subdivision
 506 name)... SUBDIVISION AS SHOWN IN THE PLAT THEREOF,
 507 RECORDED AT PLAT BOOK, PAGE, OF THE OFFICIAL
 508 RECORDS OF COUNTY, FLORIDA.
 509 ...(or insert appropriate metes and bounds description
 510 here)..
 511 ...(Signature of Authorized Agent).....(Signature of Witness)...
 512 ...(Print Name)...(Print Name)..
 513(Signature of Witness)..
 514(Print Name)..
 515 Sworn to (or affirmed) and subscribed before me this
 516 day of, ...(year)..., by ...(name of person
 517 making statement)....
 518 ...(Signature of Notary Public)..
 519 ...(Print, type, or stamp commissioned name of Notary
 520 Public)..
 521 Personally Known OR Produced as
 522 identification.
 523
 524 (e) If the parcel owner remains in possession of the
 525 parcel after a foreclosure judgment has been entered, the court

526 | may require the parcel owner to pay a reasonable rent for the
 527 | parcel. If the parcel is rented or leased during the pendency of
 528 | the foreclosure action, the association is entitled to the
 529 | appointment of a receiver to collect the rent. The expenses of
 530 | the receiver must be paid by the party who does not prevail in
 531 | the foreclosure action.

532 | (f) The association may purchase the parcel at the
 533 | foreclosure sale and hold, lease, mortgage, or convey the
 534 | parcel.

535 | Section 8. Section 720.318, Florida Statutes, is amended
 536 | to read:

537 | 720.318 Law enforcement vehicles.—An association may not
 538 | prohibit a law enforcement officer, as defined in s. 943.10(1),
 539 | who is a parcel owner, or who is a tenant, guest, or invitee of
 540 | a parcel owner, from parking his or her assigned law enforcement
 541 | vehicle in an area where the parcel owner, or the tenant, guest,
 542 | or invitee of the parcel owner, otherwise has a right to park,
 543 | including on public roads or rights-of-way.

544 | Section 9. This act shall take effect July 1, 2024.