

The Florida Senate
HOUSE MESSAGE SUMMARY

Prepared By: The Professional Staff of the Committee on Judiciary

[2024s00278.hms.ju]

BILL: CS/SB 278
INTRODUCER: Fiscal Policy Committee and Senator Martin
SUBJECT: Estoppel Certificates
DATE: March 7, 2024

I. Amendments Contained in Message:

House Amendment – 470345 (body with title)

II. Summary of Amendments Contained in Message:

House Amendment 470345 requires community associations to annually establish the fee for the preparation and delivery of estoppel certificates either by a written resolution adopted by the board or through a contract.

The amendment also prohibits community associations from charging fees for the preparation and delivery of an estoppel certificate that are not expressly authorized by statute.

The fee for the preparation and delivery of an estoppel certificate that is requested in conjunction with the sale or refinancing of a unit or parcel must be paid from the closing or settlement proceeds within 5 business days after the closing.