

1                   A bill to be entitled  
 2           An act relating to provision of homeowners'  
 3           association rules and covenants; amending s. 720.303,  
 4           F.S.; requiring an association to provide copies of  
 5           the association's rules and covenants to every member  
 6           before a specified date, and every new member  
 7           thereafter; requiring an association to provide  
 8           members with a copy of updated rules and covenants;  
 9           authorizing an association to adopt rules relating to  
 10          the standards and manner in which such copies are  
 11          distributed; authorizing an association to post a  
 12          complete copy of the association's rules and  
 13          covenants, or a direct link thereto, on the homepage  
 14          of the association's website under certain  
 15          circumstances; requiring an association to provide  
 16          specified notice to its members; providing an  
 17          effective date.

18  
 19 Be It Enacted by the Legislature of the State of Florida:

20  
 21           Section 1. Subsection (13) is added to section 720.303,  
 22           Florida Statutes, to read:

23           720.303 Association powers and duties; meetings of board;  
 24           official records; budgets; financial reporting; association  
 25           funds; recalls.—

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

28        (a) Before October 1, 2024, an association shall provide a  
29 physical or digital copy of the association's rules and  
30 covenants to every member of the association.

31        (b) An association shall provide a physical or digital  
32 copy of the association's rules and covenants to every new  
33 member of the association.

34        (c) If an association's rules or covenants are amended,  
35 the association must provide every member of the association  
36 with an updated copy of the amended rules or covenants. An  
37 association may adopt rules establishing standards for the  
38 manner of distribution and timeframe for providing copies of  
39 updated rules or covenants.

40        (d) The requirements of this subsection may be met by  
41 posting a complete copy of the association's rules and  
42 covenants, or a direct link thereto, on the homepage of the  
43 association's website if such website is accessible to the  
44 members of the association and the association sends notice to  
45 each member of the association of its intent to utilize the  
46 website for this purpose. Such notice must be sent in both of  
47 the following ways:

48        1. By electronic mail to any member of the association who  
49 has consented to receive notices by electronic transmission and  
50 provided an electronic mailing address to the association for

HB 59

2024

51 | that purpose.

52 |       2. By mail to all other members of the association at the  
53 | address identified as the member's mailing address in the  
54 | official records of the association.

55 |       Section 2. This act shall take effect July 1, 2024.