

Amendment No.

CHAMBER ACTION

Senate

House

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Representative Nix offered the following:

**Substitute Amendment for Amendment (618401) (with title amendment)**

Remove lines 40-46 and insert:

(4) Notwithstanding the insurance requirements of ss. 718.111, 719.106, and 720.3033, before contracting with a condominium association, cooperative association, or homeowners' association with annual revenues of \$750,000 or more, a community association management firm must obtain professional liability insurance coverage with limits of not less than \$1 million per occurrence and crime coverage with third party protection of not less than \$1 million per occurrence, separate

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14 from any insurance coverage provided by the association. The  
15 contracted licensee must update its online licensure account  
16 with the department under s. 468.432(3) with proof of the  
17 insurance coverage. As a condition of licensure, a licensee with  
18 an existing contract with an association with an annual revenue  
19 of \$750,000 or more effective before January 1, 2027, shall  
20 obtain the insurance coverage required by this section by  
21 January 1, 2027.

22 **Section 2. Paragraph (d) of subsection (2) and subsection**  
23 **(3) of section 468.433, Florida Statutes, are amended to read:**

24 468.433 Licensure by examination.—

25 (2) The department shall examine each applicant who is at  
26 least 18 years of age, who has successfully completed all  
27 prelicensure education requirements, and who the department  
28 certifies is of good moral character.

29 (d) The council shall establish by rule the required  
30 amount of prelicensure education, which shall consist of not  
31 more than 40 ~~24~~ hours of in-person instruction by a department-  
32 approved provider and which shall cover, at a minimum, all areas  
33 of the examination specified in subsection (3). Such instruction  
34 shall be completed within 12 months prior to the date of the  
35 examination. Prelicensure education providers shall be  
36 considered continuing education providers for purposes of  
37 establishing provider approval fees. A licensee shall not be  
38 required to comply with the continuing education requirements of

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39 s. 468.4337 prior to the first license renewal. The department  
40 shall, by rule, set standards for exceptions to the requirement  
41 of in-person instruction in cases of hardship or disability.

42 (3) The council shall approve an examination for  
43 licensure. The examination must demonstrate that the applicant  
44 has a fundamental knowledge of state and federal laws relating  
45 to the operation of all types of community associations and  
46 state laws relating to corporations and nonprofit corporations,  
47 proper preparation of community association budgets, proper  
48 procedures for noticing and conducting community association  
49 meetings, insurance matters relating to community associations,  
50 and management skills, financial controls and fraud prevention,  
51 records retention compliance, and conflict resolution.

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54 **T I T L E A M E N D M E N T**

55 Remove lines 4-6 and insert:  
56 association firms to obtain a specified amount of  
57 insurance separate from insurance provided by an  
58 association; providing applicability; amending s.  
59 468.433, F.S.; revising requirements relating to  
60 prelicensure education for community association  
61 managers; revising the requirements for the contents  
62 of the examination for licensure of such managers;  
63 amending s.

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