

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. HB 465 (2026)

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	<u> </u>	(Y/N)
ADOPTED AS AMENDED	<u> </u>	(Y/N)
ADOPTED W/O OBJECTION	<u> </u>	(Y/N)
FAILED TO ADOPT	<u> </u>	(Y/N)
WITHDRAWN	<u> </u>	(Y/N)
OTHER	<u> </u>	

Committee/Subcommittee hearing bill: Commerce Committee
Representative Nix offered the following:

Amendment (with title amendment)

Between lines 185 and 186, insert:

**Section 5. Subsection (2) of section 721.03, Florida
Statutes, is amended to read:**

721.03 Scope of chapter.—

(2)(a) When a timeshare plan is subject to both the provisions of this chapter and the provisions of chapter 718 or chapter 719, the plan shall meet the requirements of both chapters unless exempted as provided in this section. The division shall have the authority to adopt rules differentiating between timeshare condominiums and nontimeshare condominiums, and between timeshare cooperatives and nontimeshare cooperatives, in the interpretation and implementation of

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17 chapters 718 and 719, respectively. In the event of a conflict
18 between the provisions of this chapter and the provisions of
19 chapter 718 or chapter 719, the provisions of this chapter shall
20 prevail.

21 (b) A timeshare management firm, or an individual licensed
22 under part VIII of chapter 468 who is employed by a timeshare
23 management firm, is governed by this chapter and is only subject
24 to the licensing and disciplinary requirements of chapter 468
25 pursuant to s. 721.13(13)(c)2.

26 **Section 6. Paragraph (c) of subsection (13) of section**
27 **721.13, Florida Statutes, is amended to read:**

28 721.13 Management.—

29 (13)

30 (c)1. If a timeshare management firm or an owners'
31 association provides goods or services through a parent,
32 affiliate, or subsidiary of the timeshare management firm, the
33 fact that a related party is providing goods or services must be
34 disclosed annually to the members of that owners' association in
35 any of the following ways:

36 a. As an explanatory note to the annual budget pursuant to
37 subparagraph (3)(c)1.;

38 b. In the management contract;

39 c. By mail sent to each owner's address on file for
40 providing notice;

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41 d. In the notice of an annual or special meeting of the
42 owners;

43 e. By posting notice on the website of the applicable
44 timeshare plan; or

45 f. By any owner communication used by the managing entity.

46 2.a. A timeshare management firm and any individual
47 licensed under part VIII of chapter 468 employed by the
48 timeshare management firm are governed by this section and s.
49 468.438.

50 b. Unless a provision of part VIII of chapter 468 is made
51 expressly applicable to a timeshare management firm, or to an
52 individual licensed under part VIII of chapter 468 who is
53 employed by a timeshare management firm, such timeshare
54 management firm, or such individual licensee, is governed by
55 this chapter and is only subject to the licensing and
56 disciplinary requirements of chapter 468.

57 c. If a timeshare management firm or individual licensee
58 described in subparagraph b. also manages other accommodations
59 that are not part of a timeshare plan, the provisions of
60 subparagraph b. shall not apply to the community association
61 management of such other accommodations, which management shall
62 be fully governed by part VIII of chapter 468.

63 d. In the event of a conflict between the provisions of
64 this chapter and the provisions of chapter 468, the provisions
65 of this chapter shall prevail.

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66 **Section 7. Paragraph (d) is added to subsection (4) of**
67 **section 721.14, Florida Statutes, to read:**

68 721.14 Discharge of managing entity.—

69 (4)

70 (d) Timeshare plans are governed by this section and not
71 by s. 468.4334(4).

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

75 Remove line 10 and insert:

76 association manager is property licensed; amending ss.
77 721.03, 721.13, and 721.14, F.S.; clarifying the
78 applicability of certain laws to timeshare management
79 firms and community association managers who are
80 employed by timeshare management firms; providing an