

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WITHDRAWN	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>

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

4 **Amendment (with title amendment)**

5 Between lines 185 and 186, insert:

6 **Section 5. Subsection (2) of section 721.03, Florida**

7 **Statutes, is amended to read:**

8 721.03 Scope of chapter.—

9 (2) (a) When a timeshare plan is subject to both the  
10 provisions of this chapter and the provisions of chapter 718 or  
11 chapter 719, the plan shall meet the requirements of both  
12 chapters unless exempted as provided in this section. The  
13 division shall have the authority to adopt rules differentiating  
14 between timeshare condominiums and nontimeshare condominiums,  
15 and between timeshare cooperatives and nontimeshare  
16 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).

73       -----  
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 properly 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