

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Regulated Industries

BILL: CS/SB 822

INTRODUCER: Regulated Industries Committee and Senator Gruters

SUBJECT: Community Association Management

DATE: February 10, 2026

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Oxamendi	Imhof	RI	Fav/CS
2.			JU	
3.			RC	

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 822 requires that condominium associations regulated under ch. 718, F.S., including multicondominiums, cooperative associations regulated under ch. 719, F.S., and homeowners' associations regulated under ch. 720, F.S., with total annual revenues of \$750,000 or more and consisting of 100 or more units or parcels must contract with a community association management firm (CAM firm) or a community association manager (CAM). Under the bill the CAM must be certified by the Community Association Managers International Certification Board as a Certified Manager of Community Associations or by the Community Associations Institute as an Association Management Specialist or a Professional Community Association Manager.

The bill provides that each board member or officer of a multicondominium association, cooperative association, and homeowners' association that contracts with a CAM or a CAM firm has a duty to ensure that the CAM or a CAM firm is properly licensed and certified before entering into a contract. The duty to ensure a CAM firm's licensure under the bill is comparable to the requirement under current law for board members and officers of a condominium association.

The bill takes effect January 1, 2027.

II. Present Situation:

Community Association Managers

Community association managers (CAMs) are regulated by the Regulatory Council of Community Association Managers within the Department of Business and Professional Regulation (department) pursuant to part VIII of ch. 468, F.S.

Section 468.431(2), F.S., defines “community association management” to mean:

any of the following practices requiring substantial specialized knowledge, judgment, and managerial skill when done for remuneration and when the association or associations served contain more than 10 units or have an annual budget or budgets in excess of \$100,000: controlling or disbursing funds of a community association, preparing budgets or other financial documents for a community association, assisting in the noticing or conduct of community association meetings, and coordinating maintenance for the residential development and other day-to-day services involved with the operation of a community association.

The term “community association management firm” means a corporation, limited liability company, partnership, trust, association, sole proprietorship, or other similar organization engaging in the business of community association management for the purpose of providing any of the services described in s. 468.431(2), F.S.¹

A license is required to manage a community of more than 10 units or a budget of \$100,000 or greater.² To be licensed as a CAM, a person must satisfactorily pass a licensure examination.³

There are several certification programs available to associations serving CAMs, including certification by the Community Association Managers International Certification Board as a Certified Manager of Community Associations⁴ and certifications by the Community Associations Institute as an Association Management Specialist or a Professional Community Association Manager.⁵

A license is not required for persons who perform clerical or ministerial functions under the direct supervision and control of a licensed manager or who only perform the maintenance of a community association and do not assist in any of the management services.⁶

¹ Section 468.431(3), F.S.

² Section 468.432, F.S.

³ Section 468.433, F.S.

⁴ Community Association Managers International Certification Board, *CMCA Program Overview*, available at: <https://www.camcib.org/get-certified/> (last visited Feb. 8, 2026).

⁵ Community Associations Institute, *Professional Credentials*, available at: <https://www.caionline.org/professional-credentials/> (last visited Feb. 8, 2026).

⁶ Section 468.431(2), F.S.

Sections 468.436 and 455.227(1), F.S., provide the grounds for suspending, revoking, or denying a CAM license, which include violations of part VIII of ch. 468, F.S., ch. 718, F.S., relating to condominium associations, ch. 719, F.S., relating to cooperative associations, and ch. 720, F.S., relating to homeowners' associations. An applicant for a CAM license may also have a license denied because of a previous license revocation.⁷

Section 468.4334(1)(a), F.S., requires CAMs and CAM firms under a contract with a community association that is subject to the milestone inspection requirements in s. 553.899, F.S., to comply with that section as directed by the board of the association.

Section 718.111(3)(g), F.S., provides that all board members or officers of a condominium association that contracts with a CAM or a CAM firm have a duty to ensure that the CAM or a CAM firm is properly licensed before entering into a contract. Chapters 719 and 720, F.S., relating to cooperative and homeowners' associations, respectively, do not provide a similar duty of care for board members and officers of those associations.

Condominium associations regulated under ch. 718, F.S., cooperative associations regulated under ch. 719, F.S., and homeowners' associations regulated under ch. 720, F.S., are not required to contract with or otherwise engage the services of a CAM or CAM firm.

III. Effect of Proposed Changes:

The bill requires condominium associations, including multicondominium associations,⁸ cooperative associations, and homeowners' associations with total annual revenues of \$750,000 and consisting of 100 or more units or parcels to contract with a CAM firm or CAM that is certified by the Community Association Managers International Certification Board as a Certified Manager of Community Associations or by the Community Associations Institute as an Association Management Specialist or a Professional Community Association Manager.

As also required by s. 468.432, F.S., under current law, the bill provides that a CAM firm must possess all applicable licenses required by part VIII of ch. 468, F.S.

The bill provides that each board member or officer of a multicondominium association, cooperative association, and homeowners' association that contracts with a CAM or a CAM firm has a duty to ensure that the CAM or a CAM firm is properly licensed and certified before entering into a contract. The duty to ensure a CAM firm's licensure under the bill is comparable to the requirement under current law for board members and officers of a condominium association.

The bill takes effect January 1, 2027.

⁷ Section 455.227(1)(f), F.S.

⁸ Section 718.301(23), F.S., defines the term "multicondominium" to mean "real property containing two or more condominiums, all of which are operated by the same association."

IV. Constitutional Issues:**A. Municipality/County Mandates Restrictions:**

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:**A. Tax/Fee Issues:**

None.

B. Private Sector Impact:

Condominium associations, including multicondominium associations, cooperative associations, and homeowners' associations with total annual revenues of \$750,000 and consisting of 100 or more units or parcels that do not have a CAM or CAM firm providing community association management services will incur the added expense of contracting with a CAM or CAM firm to provide those services.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends the following sections of the Florida Statutes: 718.111, 718.405, 719.106, and 720.303.

IX. Additional Information:**A. Committee Substitute – Statement of Substantial Changes:**

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Regulated Industries on February 10, 2026:

The committee substitute requires condominium associations, including multicondominiums, and cooperative and homeowners' associations with annual revenue of \$750,000 and consisting of 100 or more units or parcels (instead of just having annual revenue of more than \$500,000 under the bill) to have a contract with a community association management firm (CAM firm) or a community association manager (CAM) (instead of just a CAM firm under the bill) that is certified by the Community Association Managers International Certification Board as a Certified Manager of Community Associations (CMCA) or by the Community Associations Institute as an Association Management Specialist (AMS) or a Professional Community Association Manager (PCAM).

The committee substitute also requires that each board member or officer of an association confirm that the CAM or CAM firm is properly certified (in addition to properly licensed).

B. Amendments:

None.