

By Senator Garcia

36-01563-26

2026908__

1 A bill to be entitled
2 An act relating to fees; amending s. 720.3025, F.S.;
3 requiring each homeowners' association that operates
4 more than two parcels to pay to the Division of
5 Florida Condominiums, Timeshares, and Mobile Homes an
6 annual fee for each residential parcel operated by the
7 association; requiring that the association be
8 assessed a specified penalty of the amount due if the
9 fee is not paid by a specified date; providing that,
10 until the amount due, plus any penalty, is paid, an
11 association is deemed delinquent and does not have
12 standing to maintain or defend any action in the
13 courts of this state; requiring that all fees the
14 division collects be deposited in the Division of
15 Florida Condominiums, Timeshares, and Mobile Homes
16 Trust Fund; providing a contingent effective date.
17

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

20 Section 1. Subsection (2) of section 720.3025, Florida
21 Statutes, as created by SB 906 , 2026 Regular Session, is
22 amended to read:

23 720.3025 Authority, responsibility, and duties of Division
24 of Florida Condominiums, Timeshares, and Mobile Homes.—

25 (2) (a) On the certification form provided by the division,
26 the directors of the association shall certify that each
27 director of the association has completed the written
28 certification and educational certificate requirements in s.
29 720.3033(1). This certification requirement does not apply to

36-01563-26

2026908__

the directors of an association governing a timeshare property.

(b) Each homeowners' association shall create and maintain an online account with the division, as required in subsection (3).

(c) Each homeowners' association that operates more than two parcels must pay to the division an annual fee in the amount of \$4 for each residential parcel operated by the association. If the fee is not paid by March 1, the association will be assessed a penalty of 10 percent of the amount due, and, until the amount due, plus any penalty, is paid, the association is deemed delinquent and does not have standing to maintain or defend any action in the courts of this state.

(d) All fees the division collects must be deposited in the Division of Florida Condominiums, Timeshares, and Mobile Homes Trust Fund as provided by law.

Section 2. This act shall take effect on the same date that SB 906 or similar legislation takes effect, if such legislation is adopted in the same legislative session or an extension thereof and becomes a law.