

Amendment No.4

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WITHDRAWN	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>	

1 Committee/Subcommittee hearing bill: Judiciary Committee  
 2 Representative Plakon offered the following:

**Amendment (with title amendment)**

5 Remove lines 1611-1614 and insert:

6 Section 14. Paragraphs (e), (f) and (g) are added to  
 7 subsection (1) of section 720.306, Florida Statutes, and  
 8 paragraph (a) of subsection (9) of said section is amended, to  
 9 read:

10 720.306 Meetings of members; voting and election  
 11 procedures; amendments.—

12 (1) QUORUM; AMENDMENTS.—

13 (e) A proposal to amend the governing documents must  
 14 contain the full text of the provision to be amended and may not  
 15 be revised or amended by reference solely to the title or  
 16 number. Proposed new language shall be underlined, and proposed

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17 deleted language shall be stricken with hyphens. If the proposed  
18 change is so extensive that underlining and striking through  
19 language would hinder, rather than assist, understanding of the  
20 proposed amendment, a notation must be inserted immediately  
21 preceding the proposed amendment in substantially the following  
22 language: "Substantial rewording. See governing documents for  
23 present text." An amendment to a governing document is effective  
24 when recorded in the public records of the county in which the  
25 community is located.

26 (f) A nonmaterial error or omission in the amendment  
27 process does not invalidate an otherwise properly adopted  
28 amendment.

29 (g) Except for an amendment to the governing documents  
30 that only affects transient occupancy, as such is defined at s.  
31 509.013(12), an amendment to any governing document enacted  
32 after July 1, 2018, that prohibits a parcel owner from renting  
33 the home, alters the authorized duration of a rental term, or  
34 specifies or limits the number of times that a parcel owner may  
35 rent their home during a specified term, applies only to a  
36 parcel owner who acquires title to the home after the effective  
37 date of the amendment or to a parcel owner who consents,  
38 individually or through a representative, to the amendment. For  
39 purposes of this paragraph only, a change of ownership does not  
40 occur when a parcel owner conveys the parcel to an affiliated  
41 entity or when beneficial ownership of the parcel does not

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42 change. For purposes of this paragraph only, an "affiliated  
43 entity" of a parcel owner is an entity which controls, is  
44 controlled by, or is under common control with the parcel owner  
45 or that becomes a parent or successor entity or an entity under  
46 common control, including an entity that becomes a parent or  
47 successor entity of the parcel owner by reason of transfer,  
48 merger, consolidation, public offering, reorganization,  
49 dissolution or sale of stock, or transfer of membership  
50 partnership interests. For a conveyance to be recognized as one  
51 made to an affiliated entity, the entity shall furnish the  
52 association a certificate certifying that this paragraph  
53 applies.

54 (h) A notice required under this section must be mailed or  
55 delivered to the address identified as the parcel owner's  
56 mailing address on the property appraiser's website for the  
57 county where the parcel is located, or electronically  
58 transmitted in a manner authorized by the association if the  
59 parcel owner has consented, in writing, to receive notice by  
60 electronic transmission.

61 -----  
62  
63 **T I T L E A M E N D M E N T**

64 Between lines 46 and 47, insert:  
65 requiring an association to follow certain procedures when  
66 amending an existing provision of a governing document; limiting

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67 | an association's ability to prohibit or limit a parcel owners  
68 | ability to rent or lease their home; requiring certain notices  
69 | to owners be delivered to the address on file with the property  
70 | appraiser;