Senator Brandes moved the following:

**Senate Amendment (with title amendment)**

Between lines 1246 and 1247

insert:

Section 42. Paragraph (l) of subsection (2) of section 718.112, Florida Statutes, is amended to read:

718.112 Bylaws.—

(2) REQUIRED PROVISIONS.—The bylaws shall provide for the following and, if they do not do so, shall be deemed to include the following:

(1) **Firesafety.**—An association must ensure reasonable
compliance with the Florida Fire Prevention Code. For purposes of this paragraph, the term “reasonable compliance” means the ability to select an alternative solution to ensure that the property meets the level of fire safety required by the Florida Fire Prevention Code. As to a residential condominium building that is a high-rise building as defined under the Florida Fire Prevention Code, the association may either retrofit a fire sprinkler system or an engineered life safety system as specified in the Florida Fire Prevention Code Certificate of compliance. A provision that a certificate of compliance from a licensed electrical contractor or electrician may be accepted by the association’s board as evidence of compliance of the condominium units with the applicable fire and life safety code must be included. Notwithstanding chapter 633 or of any other code, statute, ordinance, administrative rule, or regulation, or any interpretation of the foregoing, an association, residential condominium, or unit owner is not obligated to retrofit the common elements, association property, or units of a residential condominium with a fire sprinkler system in a building that has been certified for occupancy by the applicable governmental entity if the unit owners have voted to forego such retrofitting by the affirmative vote of two-thirds a majority of all voting interests in the affected condominium. The local authority having jurisdiction may not require completion of retrofitting with a fire sprinkler system or an engineered life safety system before January 1, 2024. By December 31, 2016, a residential condominium association that is not in compliance with the requirements for a fire sprinkler system and has not voted to forego retrofitting of such a system must initiate an
application for a building permit for the required installation
with the local government having jurisdiction demonstrating that
the association will become compliant by December 31, 2019.

1. A vote to forego retrofitting may be obtained by limited
proxy or by a ballot personally cast at a duly called membership
meeting, or by execution of a written consent by the member, and
is effective upon recording a certificate attesting to such vote
in the public records of the county where the condominium is
located. The association shall mail or hand deliver to each unit
owner written notice at least 14 days before the membership
meeting in which the vote to forego retrofitting of the required
fire sprinkler system is to take place. Within 30 days after the
association’s opt-out vote, notice of the results of the opt-out
vote must be mailed or hand delivered to all unit owners.

Evidence of compliance with this notice requirement must be made
by affidavit executed by the person providing the notice and
filed among the official records of the association. After
notice is provided to each owner, a copy must be provided by the
current owner to a new owner before closing and by a unit owner
to a renter before signing a lease.

2. If there has been a previous vote to forego
retrofitting, a vote to require retrofitting may be obtained at
a special meeting of the unit owners called by a petition of at
least 10 percent of the voting interests. Such a vote may only
be called once every 3 years. Notice shall be provided as
required for any regularly called meeting of the unit owners,
and must state the purpose of the meeting. Electronic
transmission may not be used to provide notice of a meeting
called in whole or in part for this purpose.
3. As part of the information collected annually from condominiums, the division shall require condominium associations to report the membership vote and recording of a certificate under this subsection and, if retrofitting has been undertaken, the per-unit cost of such work. The division shall annually report to the Division of State Fire Marshal of the Department of Financial Services the number of condominiums that have elected to forego retrofitting.

4. Notwithstanding s. 553.509, a residential association may not be obligated to, and may forego the retrofitting of, any improvements required by s. 553.509(2) upon an affirmative vote of a majority of the voting interests in the affected condominium.

5. This paragraph does not apply to timeshare condominium associations, which shall be governed by s. 721.24.

Section 43. Section 718.1085, Florida Statutes, is amended to read:

718.1085 Certain regulations not to be retroactively applied.—Notwithstanding the provisions of chapter 633 or of any other code, statute, ordinance, administrative rule, or regulation, or any interpretation thereof, an association, condominium, or unit owner is not obligated to retrofit the common elements or units of a residential condominium that meets the definition of “housing for older persons” in s. 760.29(4)(b)3. to comply with requirements relating to handrails and guardrails if the unit owners have voted to forego such retrofitting by the affirmative vote of two-thirds of all voting interests in the affected condominium. However, a condominium association may not vote to forego the retrofitting in common elements.
areas in a high-rise building. For the purposes of this section, the term “high-rise building” means a building that is greater than 75 feet in height where the building height is measured from the lowest level of fire department access to the floor of the highest occupiable level. For the purposes of this section, the term “common areas” means stairwells and exposed, outdoor walkways and corridors, but does not include individual balconies. In no event shall the local authority having jurisdiction require retrofitting of common areas with handrails and guardrails before the end of 2014.

(1) A vote to forego retrofitting may not be obtained by general proxy or limited proxy, but shall be obtained by a vote personally cast at a duly called membership meeting, or by execution of a written consent by the member, and shall be effective upon the recording of a certificate attesting to such vote in the public records of the county where the condominium is located. The association shall provide each unit owner written notice of the vote to forego retrofitting of the required handrails or guardrails, or both, in at least 16-point bold type, by certified mail, within 20 days after the association’s vote. After such notice is provided to each owner, a copy of such notice shall be provided by the current owner to a new owner prior to closing and shall be provided by a unit owner to a renter prior to signing a lease.

(2) As part of the information collected annually from condominiums, the division shall require condominium associations to report the membership vote and recording of a certificate under this subsection and, if retrofitting has been undertaken, the per-unit cost of such work. The division shall
annually report to the Division of State Fire Marshal of the Department of Financial Services the number of condominiums that have elected to forego retrofitting.

And the title is amended as follows:

Delete line 111 and insert:

references; amending s. 718.112, F.S.; requiring condominium associations to ensure reasonable compliance with the Florida Fire Prevention Code; defining the term “reasonable compliance”; providing that an association may retrofit certain high-rise buildings with either a fire sprinkler system or an engineered life safety system as specified in the code; deleting a requirement for association bylaws to include a provision relating to certain certificates of compliance; revising the threshold of condominium unit owners voting to forego retrofitting for associations, residential condominiums, and unit owners to be exempted from retrofitting requirements; extending and specifying the date before which local authorities having jurisdiction may not require completion of retrofitting a fire sprinkler system or a engineered life safety system, respectively; deleting an obsolete provision; providing applicability; amending s. 718.1085, F.S.; revising the definition of the term “common areas” to exclude individual balconies; providing legislative findings;