

THE FLORIDA SENATE
2024 SUMMARY OF LEGISLATION PASSED
Committee on Regulated Industries

HB 59 — Provision of Homeowners' Association Rules and Covenants

by Rep. Arrington and others (SB 50 by Senator Stewart)

The bill requires homeowners' associations to provide, before October 1, 2024, a physical or digital copy of the association's rules and covenants to every member of the association, including new members.

In addition, homeowners' associations must give every member an updated copy of the rule or covenants if the rules or covenants are amended. Under the bill, associations may adopt rules establishing standards for the manner of distribution and timeframe for providing copies of updated rules or covenants.

The bill permits associations to meet the requirement in the bill by posting a complete copy of the association's rules and covenants, or a direct link thereto, on the homepage of the association's website, if the website is accessible to the members of the association and the association sends notice to each member of the association of its intent to utilize the website for this purpose. The notice of the association's intent to use a website to comply with the requirements of the bill may be delivered electronically or by mail.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.

Vote: Senate 31-0; House 115-0