

1 A bill to be entitled
 2 An act relating to condominiums; amending s. 718.116,
 3 F.S.; providing requirements for a notice of delinquency;
 4 prohibiting a condominium association from imposing
 5 certain penalties for delinquency during a notice period
 6 or while an objection made within such notice period is
 7 unresolved; providing an effective date.

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 9 Be It Enacted by the Legislature of the State of Florida:

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 11 Section 1. Subsection (11) is added to section 718.116,
 12 Florida Statutes, to read:

13 718.116 Assessments; liability; lien and priority;
 14 interest; collection.--

15 (11) (a) A notice of delinquency sent to a unit owner shall
 16 provide an overall total of assessments claimed and shall
 17 specify each assessment or charge that is claimed by the
 18 association, listing for each assessment or charge the date of
 19 the assessment or charge, the principal balance owed for the
 20 assessment or charge, and affiliated late fees or collection
 21 charges.

22 (b) As to any statute or any provision in the governing
 23 documents that creates a restriction or condition upon a unit
 24 owner related to delinquency in the payment of moneys owed to
 25 the association, no such restriction or condition shall be in
 26 effect until 20 days after receipt of the delinquency notice by
 27 the unit owner. If the unit owner objects to the amount claimed
 28 within the 20-day period, no restriction or condition shall be

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29 enforced until the objection is resolved. For purposes of this
30 paragraph, a "restriction or condition" includes any restriction
31 on running for office, holding office, serving on a committee,
32 leasing the unit, or using common areas.

33 Section 2. This act shall take effect July 1, 2010.