A bill to be entitled An act relating to condominiums; amending s. 718.115, F.S.; prohibiting the share of common expenses of a unit in a condominium which is in foreclosure from being assessed against other units in the condominium; providing an effective date.

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

Section 1. Subsection (2) of section 718.115, Florida Statutes, is amended to read:

718.115 Common expenses and common surplus.—
(2) Except as otherwise provided by this chapter, funds for payment of the common expenses of a condominium shall be collected by assessments against the units in that condominium in the proportions or percentages provided in that condominium’s declaration. In a residential condominium, or mixed-use condominium created after January 1, 1996, each unit’s share of the common expenses of the condominium and common surplus of the condominium shall be the same as the unit’s appurtenant ownership interest in the common elements. The share of the common expenses of a unit in the condominium which is in foreclosure may not be assessed against other units in the condominium.

Section 2. This act shall take effect July 1, 2012.