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LEGISLATIVE ACTION

Senate

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House

Senator Brandes moved the following:

1 **Senate Amendment to Amendment (387652) (with title**
2 **amendment)**

3
4 Between lines 773 and 774
5 insert:

6 Section 15. Paragraph (1) of subsection (2) of section
7 718.112, Florida Statutes, is amended to read:

8 718.112 Bylaws.—

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



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12 (1) Firesafety.—An association must ensure compliance with
13 the Florida Fire Prevention Code. As to a residential
14 condominium building that is a high-rise building as defined
15 under the Florida Fire Prevention Code, the association must
16 retrofit either a fire sprinkler system or an engineered life
17 safety system as specified in the Florida Fire Prevention Code
18 ~~Certificate of compliance. A provision that a certificate of~~
19 ~~compliance from a licensed electrical contractor or electrician~~
20 ~~may be accepted by the association's board as evidence of~~
21 ~~compliance of the condominium units with the applicable fire and~~
22 ~~life safety code must be included. Notwithstanding chapter 633~~
23 ~~or of any other code, statute, ordinance, administrative rule,~~
24 ~~or regulation, or any interpretation of the foregoing, an~~
25 ~~association, residential condominium, or unit owner is not~~
26 ~~obligated to retrofit the common elements, association property,~~
27 ~~or units of a residential condominium with a fire sprinkler~~
28 ~~system in a building that has been certified for occupancy by~~
29 ~~the applicable governmental entity if the unit owners have voted~~
30 ~~to forego such retrofitting by the affirmative vote of a~~
31 ~~majority of all voting interests in the affected condominium.~~
32 ~~The local authority having jurisdiction may not require~~
33 ~~completion of retrofitting with a fire sprinkler system or an~~
34 ~~engineered life safety system before January 1, 2024 2020. ~~By~~~~
35 ~~December 31, 2016, a residential condominium association that is~~
36 ~~not in compliance with the requirements for a fire sprinkler~~
37 ~~system and has not voted to forego retrofitting of such a system~~
38 ~~must initiate an application for a building permit for the~~
39 ~~required installation with the local government having~~
40 ~~jurisdiction demonstrating that the association will become~~



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41 ~~compliant by December 31, 2019.~~

42 1. A vote to forego retrofitting may be obtained by limited
43 proxy or by a ballot personally cast at a duly called membership
44 meeting, or by execution of a written consent by the member, and
45 is effective upon recording a certificate attesting to such vote
46 in the public records of the county where the condominium is
47 located. The association shall mail or hand deliver to each unit
48 owner written notice at least 14 days before the membership
49 meeting in which the vote to forego retrofitting of the required
50 fire sprinkler system is to take place. Within 30 days after the
51 association's opt-out vote, notice of the results of the opt-out
52 vote must be mailed or hand delivered to all unit owners.
53 Evidence of compliance with this notice requirement must be made
54 by affidavit executed by the person providing the notice and
55 filed among the official records of the association. After
56 notice is provided to each owner, a copy must be provided by the
57 current owner to a new owner before closing and by a unit owner
58 to a renter before signing a lease.

59 2. If there has been a previous vote to forego
60 retrofitting, a vote to require retrofitting may be obtained at
61 a special meeting of the unit owners called by a petition of at
62 least 10 percent of the voting interests. Such a vote may only
63 be called once every 3 years. Notice shall be provided as
64 required for any regularly called meeting of the unit owners,
65 and must state the purpose of the meeting. Electronic
66 transmission may not be used to provide notice of a meeting
67 called in whole or in part for this purpose.

68 3. As part of the information collected annually from
69 condominiums, the division shall require condominium



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70 associations to report the membership vote and recording of a
71 certificate under this subsection and, if retrofitting has been
72 undertaken, the per-unit cost of such work. The division shall
73 annually report to the Division of State Fire Marshal of the
74 Department of Financial Services the number of condominiums that
75 have elected to forego retrofitting.

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

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

83 Section 16. Section 718.1085, Florida Statutes, is amended
84 to read:

85 718.1085 Certain regulations not to be retroactively
86 applied.—Notwithstanding the provisions of chapter 633 or of any
87 other code, statute, ordinance, administrative rule, or
88 regulation, or any interpretation thereof, an association,
89 condominium, or unit owner is not obligated to retrofit the
90 common elements or units of a residential condominium that meets
91 the definition of "housing for older persons" in s.
92 760.29(4)(b)3. to comply with requirements relating to handrails
93 and guardrails if the unit owners have voted to forego such
94 retrofitting by the affirmative vote of two-thirds of all voting
95 interests in the affected condominium. However, a condominium
96 association may not vote to forego the retrofitting in common
97 areas in a high-rise building. For the purposes of this section,
98 the term "high-rise building" means a building that is greater



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99 than 75 feet in height where the building height is measured
100 from the lowest level of fire department access to the floor of
101 the highest occupiable level. For the purposes of this section,
102 the term "common areas" means stairwells and exposed, outdoor
103 walkways and corridors, but does not include individual
104 balconies. In no event shall the local authority having
105 jurisdiction require retrofitting of common areas with handrails
106 and guardrails before the end of 2024 ~~2014~~.

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

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



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128 have elected to forego retrofitting.

129 Section 17. By July 1, 2019, the State Fire Marshal shall
130 issue a data call to all local fire officials to collect data
131 regarding high-rise condominiums greater than 75 feet in height
132 which have not retrofitted with a fire sprinkler system or an
133 engineered life safety system in accordance with ss. 633.208(5)
134 and 718.112(2)(1), Florida Statutes. Local fire officials shall
135 submit such data to the State Fire Marshal and shall include,
136 for each individual building, the address, the number of units,
137 and the number of stories. By July 1, 2020, all data must be
138 received and compiled into a report by city and county. By
139 September 1, 2020, the report must be sent to the Governor, the
140 President of the Senate, and the Speaker of the House of
141 Representatives.

142
143 ===== T I T L E A M E N D M E N T =====

144 And the title is amended as follows:

145 Delete line 892

146 and insert:

147 private provider, with exceptions; amending s.
148 718.112, F.S.; requiring condominium associations to
149 ensure compliance with the Florida Fire Prevention
150 Code; requiring associations to retrofit certain high-
151 rise buildings with either a fire sprinkler system or
152 an engineered life safety system as specified in the
153 code; deleting a requirement for association bylaws to
154 include a provision relating to certain certificates
155 of compliance; extending and specifying the date
156 before which local authorities having jurisdiction may



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157 not require completion of retrofitting a fire
158 sprinkler system or a engineered life safety system,
159 respectively; deleting an obsolete provision;
160 providing applicability; amending s. 718.1085, F.S.;
161 revising the definition of the term "common areas" to
162 exclude individual balconies; extending the year
163 before which the local authority having jurisdiction
164 may not require retrofitting of common areas with
165 handrails and guardrails; requiring the State Fire
166 Marshal, by a certain date, to issue a data call to
167 all local fire officials to collect data on certain
168 high-rise condominiums; specifying data that local
169 fire officials must submit; requiring that all data be
170 received and compiled into a certain report by a
171 certain date; requiring that the report be sent to the
172 Governor and the Legislature by a certain date;
173 providing an