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A bill to be entitled  
 An act relating to homeowners' associations rental  
 agreements; amending s. 720.306, F.S.; providing  
 applicability for governing documents and amendments  
 relating to rental agreements which are enacted after  
 a specified date; providing an exception; providing  
 applicability; specifying when a change of ownership  
 does or does not occur for certain purposes; defining  
 the term "affiliated entity"; providing an effective  
 date.

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

Section 1. Paragraph (h) is added to subsection (1) of  
 section 720.306, Florida Statutes, to read:

720.306 Meetings of members; voting and election  
 procedures; amendments.—

(1) QUORUM; AMENDMENTS.—

(h)1. Except as otherwise provided in this paragraph, any  
 governing document, or amendment to a governing document, that  
 is enacted after July 1, 2021, and that prohibits or regulates  
 rental agreements applies only to a parcel owner who acquires  
 title to the parcel after the effective date of the governing  
 document or amendment, or to a parcel owner who consents,  
 individually or through a representative, to the governing

26 document or amendment.

27 2. Notwithstanding subparagraph 1., an association may  
28 amend its governing documents to prohibit or regulate rental  
29 agreements for a term of less than 6 months and may prohibit the  
30 rental of a parcel for more than three times in a calendar year,  
31 and such amendments shall apply to all parcel owners.

32 3. This paragraph does not affect the amendment  
33 restrictions for associations of 15 or fewer parcel owners under  
34 s. 720.303(1).

35 4. For purposes of this paragraph, a change of ownership  
36 does not occur when a parcel owner conveys the parcel to an  
37 affiliated entity, when beneficial ownership of the parcel does  
38 not change, or when an heir becomes the parcel owner. For  
39 purposes of this subparagraph, the term "affiliated entity"  
40 means an entity that controls, is controlled by, or is under  
41 common control with the parcel owner or that becomes a parent or  
42 successor entity by reason of transfer, merger, consolidation,  
43 public offering, reorganization, dissolution or sale of stock,  
44 or transfer of membership partnership interests. For a  
45 conveyance to be recognized as one made to an affiliated entity,  
46 the entity must furnish to the association a document certifying  
47 that this subparagraph applies and provide any organizational  
48 documents for the parcel owner and the affiliated entity which  
49 support the representations in the certificate, as requested by  
50 the association.

51           5. For purposes of this paragraph, a change of ownership  
52 does occur when, with respect to a parcel owner that is a  
53 business entity, every person that owned an interest in the real  
54 property at the time of the enactment of the amendment or rule  
55 conveys their interest in the real property to an unaffiliated  
56 entity.

57           Section 2. This act shall take effect July 1, 2021.