

1 A bill to be entitled
 2 An act relating to community association databases;
 3 creating ss. 718.5041 and 720.4012, F.S.; directing
 4 the Division of Florida Condominiums, Timeshares, and
 5 Mobile Homes to create, maintain, and update a
 6 publicly-accessible Internet database of condominium
 7 and homeowners' associations, respectively, in the
 8 state by a specified date; requiring certain
 9 information to be included in the database; requiring
 10 a legislative appropriation from the Division of
 11 Florida Condominiums, Timeshares, and Mobile Homes
 12 Trust Fund to create, operate, and maintain the
 13 database; providing an effective date.

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

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 17 Section 1. Section 718.5041, Florida Statutes, is created
 18 to read:

19 718.5041 Condominium association database.—By January 1,
 20 2023, the Division of Florida Condominiums, Timeshares, and
 21 Mobile Homes shall create, maintain, and annually update a
 22 publicly-accessible Internet database of condominium
 23 associations in the state.

24 (1) The searchable database must include the following
 25 information for each condominium association in the state:

26 (a) The name, e-mail address, and telephone number of each
 27 board member.

28 (b) The name, e-mail address, and telephone number of the
 29 community association manager or community association
 30 management company, if any.

31 (c) A copy of the association's governing documents,
 32 including, but not limited to:

33 1. The recorded declaration of condominium and any
 34 amendments thereto.

35 2. The articles of incorporation of the association, or
 36 other documents creating the association, and any amendments
 37 thereto.

38 3. The recorded bylaws and any amendments thereto.

39 (d) A copy of the annual budget and a schedule of expenses
 40 for each type of unit, including fees assessed pursuant to s.
 41 718.113(1), for each condominium that the association operates.
 42 In addition, the database must specify whether the association
 43 has reserve accounts for capital expenditures and deferred
 44 maintenance and if they are fully funded.

45 (e) If a reserve study has been conducted, a copy of the
 46 most recent reserve study.

47 (f) A copy of the inspection report described in s.
 48 718.301(4)(p).

49 (2) The Legislature shall appropriate funds from the
 50 Division of Florida Condominiums, Timeshares, and Mobile Homes

51 Trust Fund for the creation, operation, and maintenance of the
52 database.

53 Section 2. Section 720.4012, Florida Statutes, is created
54 to read:

55 720.4012 Homeowners' association database.—By January 1,
56 2025, the Division of Florida Condominiums, Timeshares, and
57 Mobile Homes shall create, maintain, and annually update a
58 publicly-accessible Internet database of homeowners'
59 associations in the state.

60 (1) The searchable database must include the following
61 information for each homeowners' association in the state:

62 (a) The name, e-mail address, and telephone number of each
63 board member.

64 (b) The name, e-mail address, and telephone number of the
65 community association manager or community association
66 management company, if any.

67 (c) A copy of the association's governing documents.

68 (d) A copy of the annual budget and the current assessment
69 amount, including any special assessments, charged to parcel
70 owners. In addition, the database must specify whether the
71 association has reserve accounts for capital expenditures and
72 deferred maintenance and if they are fully funded.

73 (e) If a reserve study has been conducted, a copy of the
74 most recent reserve study.

75 (f) Copies of any plans, specifications, permits, and

76 warranties related to improvements constructed on the common
77 areas or other property that the association is obligated to
78 maintain, repair, or replace.

79 (2) The Legislature shall appropriate funds from the
80 Division of Florida Condominiums, Timeshares, and Mobile Homes
81 Trust Fund for the creation, operation, and maintenance of the
82 database.

83 Section 3. This act shall take effect July 1, 2022.