Representative Bartleman offered the following:

Amendment (with title amendment)

Between lines 1531 and 1532, insert:
Section 22. Paragraph (a) of subsection (6) of section 627.351, Florida Statutes, is amended to read:
627.351 Insurance risk apportionment plans.—
(6) CITIZENS PROPERTY INSURANCE CORPORATION.—
(a) The public purpose of this subsection is to ensure that there is an orderly market for property insurance for residents and businesses of this state.
1. The Legislature finds that private insurers are unwilling or unable to provide affordable property insurance
coverage in this state to the extent sought and needed. The absence of affordable property insurance threatens the public health, safety, and welfare and likewise threatens the economic health of the state. The state therefore has a compelling public interest and a public purpose to assist in assuring that property in the state is insured and that it is insured at affordable rates so as to facilitate the remediation, reconstruction, and replacement of damaged or destroyed property in order to reduce or avoid the negative effects otherwise resulting to the public health, safety, and welfare, to the economy of the state, and to the revenues of the state and local governments which are needed to provide for the public welfare. It is necessary, therefore, to provide affordable property insurance to applicants who are in good faith entitled to procure insurance through the voluntary market but are unable to do so. The Legislature intends, therefore, that affordable property insurance be provided and that it continue to be provided, as long as necessary, through Citizens Property Insurance Corporation, a government entity that is an integral part of the state, and that is not a private insurance company. To that end, the corporation shall strive to increase the availability of affordable property insurance in this state, while achieving efficiencies and economies, and while providing service to policyholders, applicants, and agents which is no less than the quality generally provided in the voluntary
market, for the achievement of the foregoing public purposes. Because it is essential for this government entity to have the maximum financial resources to pay claims following a catastrophic hurricane, it is the intent of the Legislature that the corporation continue to be an integral part of the state and that the income of the corporation be exempt from federal income taxation and that interest on the debt obligations issued by the corporation be exempt from federal income taxation.

2. The Residential Property and Casualty Joint Underwriting Association originally created by this statute shall be known as the Citizens Property Insurance Corporation. The corporation shall provide insurance for residential and commercial property, for applicants who are entitled, but, in good faith, are unable to procure insurance through the voluntary market. The corporation shall operate pursuant to a plan of operation approved by order of the Financial Services Commission. The plan is subject to continuous review by the commission. The commission may, by order, withdraw approval of all or part of a plan if the commission determines that conditions have changed since approval was granted and that the purposes of the plan require changes in the plan. For the purposes of this subsection, residential coverage includes both personal lines residential coverage, which consists of the type of coverage provided by homeowner, mobile home owner, dwelling, tenant, condominium unit owner, and similar policies; and
commercial lines residential coverage, which consists of the type of coverage provided by condominium association, apartment building, and similar policies.

3. With respect to coverage for personal lines residential structures:
   a. Effective January 1, 2014, a structure that has a dwelling replacement cost of $1 million or more, or a single condominium unit that has a combined dwelling and contents replacement cost of $1 million or more, is not eligible for coverage by the corporation. Such dwellings insured by the corporation on December 31, 2013, may continue to be covered by the corporation until the end of the policy term. The office shall approve the method used by the corporation for valuing the dwelling replacement cost for the purposes of this subparagraph. If a policyholder is insured by the corporation before being determined to be ineligible pursuant to this subparagraph and such policyholder files a lawsuit challenging the determination, the policyholder may remain insured by the corporation until the conclusion of the litigation.
   b. Effective January 1, 2015, a structure that has a dwelling replacement cost of $900,000 or more, or a single condominium unit that has a combined dwelling and contents replacement cost of $900,000 or more, is not eligible for coverage by the corporation. Such dwellings insured by the
corporation on December 31, 2014, may continue to be covered by
the corporation only until the end of the policy term.

c. Effective January 1, 2016, a structure that has a
dwelling replacement cost of $800,000 or more, or a single
condominium unit that has a combined dwelling and contents
replacement cost of $800,000 or more, is not eligible for
coverage by the corporation. Such dwellings insured by the
corporation on December 31, 2015, may continue to be covered by
the corporation until the end of the policy term.

d. Effective January 1, 2017, a structure that has a
dwelling replacement cost of $700,000 or more, or a single
condominium unit that has a combined dwelling and contents
replacement cost of $700,000 or more, is not eligible for
coverage by the corporation. Such dwellings insured by the
corporation on December 31, 2016, may continue to be covered by
the corporation until the end of the policy term.

The requirements of sub-subparagraphs b.-d. do not apply in
counties having a population of more than 1 million where the
office determines, after having conducted a study on the current
insurance market in each such county and the adjoining counties,
that there is not a reasonable degree of competition in the
studied counties. In such counties, a personal lines residential
structure that has a dwelling replacement cost of less than $1
million, or a single condominium unit that has a combined
dwelling and contents replacement cost of less than $1 million, is eligible for coverage by the corporation. The office shall submit a report of its findings of each such county to the Governor, the Chief Financial Officer, the President of the Senate, and the Speaker of the House of Representatives within 90 days after the commencement of the study.

4. It is the intent of the Legislature that policyholders, applicants, and agents of the corporation receive service and treatment of the highest possible level but never less than that generally provided in the voluntary market. It is also intended that the corporation be held to service standards no less than those applied to insurers in the voluntary market by the office with respect to responsiveness, timeliness, customer courtesy, and overall dealings with policyholders, applicants, or agents of the corporation.

5.a. Effective January 1, 2009, a personal lines residential structure that is located in the "wind-borne debris region," as defined in s. 1609.2, International Building Code (2006), and that has an insured value on the structure of $750,000 or more is not eligible for coverage by the corporation unless the structure has opening protections as required under the Florida Building Code for a newly constructed residential structure in that area. A residential structure is deemed to comply with this sub-subparagraph if it has shutters or opening protections on all openings and if such opening protections
complied with the Florida Building Code at the time they were
installed.

b. Any major structure, as defined in s. 161.54(6)(a),
that is newly constructed, or rebuilt, repaired, restored, or
remodeled to increase the total square footage of finished area
by more than 25 percent, pursuant to a permit applied for after
July 1, 2015, is not eligible for coverage by the corporation if
the structure is seaward of the coastal construction control
line established pursuant to s. 161.053 or is within the Coastal
Barrier Resources System as designated by 16 U.S.C. ss. 3501-
3510.

6. With respect to wind-only coverage for commercial lines
residential condominiums, effective July 1, 2014, a condominium
shall be deemed ineligible for coverage if 50 percent or more of
the units are rented more than eight times in a calendar year
for a rental agreement period of less than 30 days.

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T I T L E  A M E N D M E N T

Between lines 164 and 165, insert:

amending s. 627.351, F.S.; providing nonapplicability
of specified replacement cost thresholds for coverage
by Citizens Property Insurance Corporation to
specified counties under certain circumstances;
requiring specified studies for such counties;
providing reporting requirements;