

By Senator Stewart

17-00217-24

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1                                   A bill to be entitled  
 2           An act relating to provision of homeowners'  
 3           association rules and covenants; amending s. 720.303,  
 4           F.S.; requiring an association to provide copies of  
 5           the association's rules and covenants to every member  
 6           before a specified date, and every new member  
 7           thereafter; requiring an association to provide  
 8           members with an updated copy of amended rules or  
 9           covenants; authorizing an association to adopt rules  
 10          relating to the standards and manner in which such  
 11          copies are distributed; authorizing an association to  
 12          post a complete copy of the association's rules and  
 13          covenants, or a direct link thereto, on the homepage  
 14          of the association's website under certain  
 15          circumstances; requiring an association to provide  
 16          specified notice to its members; providing an  
 17          effective date.

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

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 21           Section 1. Subsection (13) is added to section 720.303,  
 22           Florida Statutes, to read:

23           720.303 Association powers and duties; meetings of board;  
 24           official records; budgets; financial reporting; association  
 25           funds; recalls.—

26           (13) REQUIREMENT TO PROVIDE COPIES OF RULES AND COVENANTS.—

27           (a) Before October 1, 2024, an association shall provide a  
 28           physical or digital copy of the association's rules and  
 29           covenants to every member of the association.

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30       (b) An association shall provide a physical or digital copy  
31 of the association's rules and covenants to every new member of  
32 the association.

33       (c) If an association's rules or covenants are amended, the  
34 association must provide every member of the association with an  
35 updated copy of the amended rules or covenants. An association  
36 may adopt rules establishing standards for the manner of  
37 distribution and timeframe for providing copies of updated rules  
38 or covenants.

39       (d) The requirements of this subsection may be met by  
40 posting a complete copy of the association's rules and  
41 covenants, or a direct link thereto, on the homepage of the  
42 association's website if such website is accessible to the  
43 members of the association and the association sends notice to  
44 each member of the association of its intent to utilize the  
45 website for this purpose. Such notice must be sent in both of  
46 the following ways:

47           1. By electronic mail to any member of the association who  
48 has consented to receive notices by electronic transmission and  
49 provided an electronic mailing address to the association for  
50 that purpose.

51           2. By mail to all other members of the association at the  
52 address identified as the member's mailing address in the  
53 official records of the association.

54       Section 2. This act shall take effect July 1, 2024.