

By Senator Rodriguez

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1 A bill to be entitled
2 An act relating to a homeowners' associations
3 database; creating s. 720.319, F.S.; requiring the
4 Department of Business and Professional Regulation to
5 establish a searchable database by a specified date
6 which contains specified information regarding each
7 homeowners' association in the state; requiring a
8 homeowners' association to notify the department of
9 any changes to the information listed in the database;
10 providing an effective date.

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

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14 Section 1. Section 720.319, Florida Statutes, is created to
15 read:

16 720.319 Database for homeowners' association information.-

17 (1) By July 1, 2025, the department shall establish a
18 searchable database that contains information regarding each
19 association operating within the state. The database must be
20 accessible on the association's webpage. The database must allow
21 a user to search the name by which a community is identified to
22 find the association that governs such community. At a minimum,
23 the database must include all of the following information for
24 each association:

25 (a) The names, e-mail addresses, and other contact
26 information of the officers and directors of the association.

27 (b) An indication that the association is self-managed, or,
28 if not, the contact information for the person licensed under
29 part VIII of chapter 468 who is responsible for the management

40-00795A-24

2024942__

30 of the association.

31 (c) A copy of the association's governing documents,
32 including, but not limited to, declarations, bylaws, rules, and
33 any amendments thereto.

34 (d) A copy of the association's most recently adopted
35 annual budget, in a uniform format, which includes the amount
36 and purpose of any monthly assessments and any current or
37 pending special assessments levied by the association.

38 (e) A copy of any studies regarding funds in reserve
39 accounts held by the association or any reports regarding the
40 physical inspection, including any engineering studies, of
41 properties maintained by the association.

42 (2) An association must notify the department of any
43 changes to the information listed in the database within 30 days
44 after such changes take effect.

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