



CALL ALERT for February 29, 2012 – HB 319 and HB 213 Pass the House of Representatives

HB 319, Relating to Residential Properties, overwhelmingly passed today on the floor of the House of Representatives by a vote of 114-1. The bill has many positive impacts for community associations including, but not limited to, postponing costly elevator upgrades, imposing a deadline for election and recall challenges, and removing the requirement for a member vote in order for condominium board members to serve two-year terms. The provision that has received the most media attention is the so called “safe harbor clarification.” CALL supports HB 319 and the safe harbor clarification and believes that the safe harbor provision needs to be clarified in order to curtail litigation, stop predatory collection agency practices, and facilitate the resale of units.

On another positive note, HB 213, Relating to Mortgage Foreclosures, also passed today on the floor of the House of Representatives by a vote of 94-17. This bill will give associations a very powerful tool to move stalled mortgage foreclosure cases forward to a final judgment and sale.

Both HB 319 and HB 213 now will be sent to the Senate for consideration.