



May
4, 2014

Community Advocacy Network Newsletter

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Legislative Town
Hall will be held on
June 20th.
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Is Coming!**

Bills, bills, and more bills! Traditionally, the final week of any Session is the one where the most bills pass and this Session was no different. CAN started this Session off with almost 100 bills on our CAN Bill Tracker. These were bills that either directly or indirectly impacted those in community associations throughout this state. CAN was once again, able to ensure that legislation was crafted that would have a positive impact on the more than 65, 000 communities in Florida.

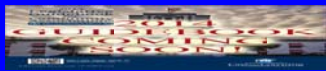
Here are the bills that passed on the final week of the 2014 Legislative Session:

Monday:

CS/CS/CS/HB 489 sponsored by Representative Ross Spano (R-Riverview) ***Residential Property Sales*** will require a seller to disclose whether the subsurface rights will be retained by the seller or affiliated entity. The bill requires this disclosure to be conspicuous and in a specific format. This bill came about as a direct result of a little known practice by developers who kept the rights to possible minerals below the surface of the land they sold. CAN became aware of this practice last summer and we have been supportive of this bill since it was originally filed.

CS/CS/CS/HB 1089 sponsored by Representative Holly Merrill Raschein (R-Key Largo) ***Citizens Property Insurance Corporation*** makes residential condominiums ineligible for wind-only 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.

CS/CS/SB 754 sponsored by Senator Rob Bradley (R-Orange Park) ***Certificate of Title*** allows that if the costs of repairing the physical



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Katzman Garfinkel Law and Learning Center Classes



Click here to see a listing of all of our FREE classes available to you and your board. Our classes are taught by Bill and Susan Raphan, formerly of the Condominium Ombudsman's Office, our Katzman Garfinkel attorneys, and guests at our Katzman Garfinkel Law and Learning Center in Margate and in other locations around the state.

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and mechanical damage to a mobile home is equal to 80 percent or more of the current retail cost of a mobile home the mobile home will be declared unbuildable.

Tuesday:

CS/CS/CS/HB 807 sponsored by Representative George Moraitis (R-Ft. Lauderdale) ***Residential Properties*** contained in its provisions, the 2014 CAN Legislative Agenda. Numerous provisions in this bill were drafted right here at the Katzman Garfinkel Law and Learning Center! For a complete breakdown of the bill, [click here](#) to view the CAN Alert from April 29th.

CS/CS/HB 7037 sponsored by Representative Ross Spano (R-Riverview) ***Residential Communities*** revises the term "community association management," and provides specific powers and duties for community association managers and firms.

Wednesday:

CS/CS/SB 440 sponsored by Senator Thad Altman (R-Melbourne) ***Condominiums*** extends the provisions for bulk buyers by one year. The bill also exempts nonresidential condominiums from mandatory arbitration unless provided for in their documents.

Thursday:

CS/CS/CS/SB 542 sponsored by Senator Jeff Brandes (R-St. Petersburg) ***Flood Insurance*** allows certain insurers to offer flood insurance and supplemental flood insurance.

CS/CS/SB 708 sponsored by Senator Aaron Bean (R-Jacksonville) ***Insurance Claims*** establishes a Homeowner Claims Bill of Rights and provides that a policy or contract cannot be denied or cancelled based on certain credit information.

SB 356 sponsored by Senator John Thrasher (R-St. Augustine) ***Regulation of Public Lodging Establishments and Public Food Service Establishments*** revises the permitted scope of local laws, ordinances, and regulations with regard to vacation rentals.

Friday:

CS/CS/HB 805 sponsored by Representative George Moraitis (R-Ft. Lauderdale) ***Title Insurer Reserves*** provides that a title insurer is liable for all of its unpaid losses and claims.

CAN is already hard at work to get our 2014 Legislative Guidebook completed so that we can start distributing to association members throughout the state. If you are a client of Katzman Garfinkel or a member of CAN, please do take a moment to pre-order your copy today. Please use the link to the left to do so.

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CAN is also preparing for our 2014 Legislative Town Hall which will be held on June 20th from Noon to 3:00 PM. Please see the flyer at the top of this Alert for more information. RSVP quickly as space is limited for this very popular annual event.

Finally, I want to thank all of you who have participated in the legislative process this year either by keeping track of the bills through our CAN Bill Tracker, communicating with your legislators regarding how specific legislation would affect your community, or by taking the time to read the CAN Alerts. It has been a privilege to help keep you informed throughout this years' Legislature Session.

Warmest Regards,

Julie Fishman
CAN Governmental Affairs and Community Outreach Director
Community Advocacy Network

The Community Advocacy Network (CAN) is Florida's leading voice for the interests of more than 60,000 community associations statewide, leading the fight against over-regulation of private residential communities by state and local government. Each year since its inception in 2007, CAN has spearheaded important State legislative reforms designed to protect and enhance Florida community association living and foster the financial stability and operational integrity of common-interest ownership communities statewide.

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