

ENROLLED

HB 59

2024 Legislature

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 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 a copy of updated rules and covenants;
 9 authorizing an association to adopt rules relating to
 10 the standards and manner in which such copies are
 11 distributed; authorizing an association to post a
 12 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.—

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

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

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

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

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

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

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51 | that purpose.

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

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