



2020 End of Session Report

CAI's Florida Legislative Action Committee (FL LAC) was busy this session. The 28-member committee volunteered hundreds of collective hours to review bills, draft testimony, meet with legislators and other decision-makers, and testify for or against bills. Florida legislators introduced more than 3,500 bills, but only 191 were passed. The LAC monitored 80 bills that could impact community associations; their top priority bills are summarized below.

HB 529. Florida Insurance Guarantee Association (FIGA). The LAC supported this bill that increase the FIGA for condominium units limit for the first time in 50 years from \$100,000/unit to \$200,000 to help cover costs if an association's insurance company is unable to pay claims after a major storm.

Status: PASSED pending action by the Governor and would take effect 7/1/2020.

HB 1011/SB 1128 Vacation Rentals. The LAC opposed these bills and was instrumental in amending them to protect community associations and eliminating problematic language stating that vacation rentals are residential in nature and that owners have a constitutional right to rent their property as a vacation rental. The LAC's call to action engaged 1,266 Florida advocates to successfully voice the industry's opposition to their legislators.

Status: FAILED

SB 374. Housing Discrimination. Providing that discriminatory restrictions are unlawful, unenforceable, and declared null and void; removing housing discrimination as a cause of action for certain relief and damages stemming from violations of the Florida Civil Rights Act of 1992.

Status: PASSED, signed by the Governor and will take effect 9/4/2020.

SB 476. Law Enforcement Vehicles. Press reports of an HOA fining a police officer for parking her police car at her home caused the Legislature to draft this bill that requires associations to allow law enforcement officers to park their vehicle in their assigned space or at their home.

Status: PASSED, signed by the Governor, and is the law.

SB 1084 Emotional Support Animals. The LAC was successful in passing this bill that requires out-of-state providers meet with a patient to certify the need for an emotional support animal and includes the new terminology used in HUD guidance.

Status: PASSED pending action by the Governor and would take effect 7/1/2020.

Florida Contact Information

- CAI – Florida Legislative Alliance: government@caionline.org
- [Community Associations Institute Florida State Chapter](#)
 - [Central Florida Chapter](#) (407) 850-0106
 - [Gold Coast Chapter](#) (561) 716-3646
 - [Northeast Florida Chapter](#) (904) 907-7234
 - [North Gulf Coast Chapter](#) (850) 797-3472

- [Southeast Florida Chapter](#) (954) 816-0661
- [South Gulf Coast Chapter](#) (239) 466-5757
- [Suncoast Chapter](#) (727) 345-0165
- [West Florida Chapter](#) (941) 927-1910

Your Assistance is Needed

Expenses incurred by the LAC are paid for with donations and by Advocacy Fund fees. Corporate contributions are allowed and appreciated. Most community association boards can legally allocate money to support the FL LAC. Please visit www.caionline.org/lacdonate/ and donate to “Florida” to support our continued efforts.

For more information visit www.caionline.org/FLA.