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****AS PASSED BY THE LEGISLATURE****
CHAPTER #: 2002-27, Laws of Florida

**HOUSE OF REPRESENTATIVES
COMMITTEE ON JUDICIAL OVERSIGHT
FINAL ANALYSIS**

BILL #: CS/HB 843 (SIMILAR PROVISIONS PASSED IN CS/CS/SB 694, 2ND ENG.)

RELATING TO: Condominiums

SPONSOR(S): Council for Smarter Government; Representatives Mack, Gottlieb, and others

TIED BILL(S): none

ORIGINATING COMMITTEE(S)/COUNCIL(S)/COMMITTEE(S) OF REFERENCE:

- (1) JUDICIAL OVERSIGHT YEAS 8 NAYS 0
- (2) BUSINESS REGULATION YEAS 10 NAYS 0
- (3) COUNCIL FOR SMARTER GOVERNMENT YEAS 13 NAYS 0
- (4)
- (5)

I. SUMMARY:

THIS DOCUMENT IS NOT INTENDED TO BE USED FOR THE PURPOSE OF CONSTRUING STATUTES, OR TO BE CONSTRUED AS AFFECTING, DEFINING, LIMITING, CONTROLLING, SPECIFYING, CLARIFYING, OR MODIFYING ANY LEGISLATION OR STATUTE.

This act modifies the payment provisions relating to the Florida Mobile Home Relocation Corporation.

This act amends various provisions in Chapter 718, F.S., relating to condominiums, to recognize a court decision that provides a properly enacted amendment to a declaration of condominium binds all unit owners; clarify a 2000 enactment regarding the limited right of a condominium unit owner to transfer appurtenances to another condominium unit; extend from 90 to 120 days the time that a condominium association has to prepare the annual financial statement that is provided to unit owners; require that mandatory arbitration of controversies regarding condominium association election of a director of the board of administration must be resolved on an expedited basis; remove the requirement for a nondeveloper unit owner to provide a question and answer sheet as a part of the transaction documents; and to make grammar and style changes to the condominium statutes.

This act does not appear to have a fiscal impact on state or local governments.

On March 14, 2002, CS/CS/SB 694, 1st Eng., was substituted for CS/HB 843, which was laid on the table. CS/CS/SB 694, 2nd Eng., became law on April 16, 2002, as Chapter 2002-27, Laws of Florida (the "act"). The effective date of the act is July 1, 2002. This analysis, with certain exceptions, is of Chapter 2002-27, Laws of Florida. The exceptions are those sections that address the House bill, which are clearly identified.

II. SUBSTANTIVE ANALYSIS:

A. DOES THE BILL SUPPORT THE FOLLOWING PRINCIPLES:

- | | | | |
|-----------------------------------|------------------------------|-----------------------------|-----------------------------------------|
| 1. <u>Less Government</u> | Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 2. <u>Lower Taxes</u> | Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 3. <u>Individual Freedom</u> | Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 4. <u>Personal Responsibility</u> | Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 5. <u>Family Empowerment</u> | Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

For any principle that received a "no" above, please explain:

B. PRESENT SITUATION:

The landlord-tenant relationship between a mobile home park owner and a mobile home owner in the mobile home park is a unique relationship. Because of the high cost of moving a mobile home, traditional landlord-tenant concepts are thought inapplicable. Chapter 723, F.S, governs the relationship between mobile home park owners and mobile home owners. Section 723.004(1), F.S, provides:

The Legislature finds that there are factors unique to the relationship between a mobile home owner and a mobile home park owner. Once occupancy has commenced, unique factors can affect the bargaining position of the parties and can affect the operation of market forces. Because of those unique factors, there exist inherently real and substantial differences in the relationship which distinguish it from other landlord-tenant relationships. The Legislature recognizes that mobile home owners have basic property and other rights which must be protected. The Legislature further recognizes that the mobile home park owner has a legitimate business interest in the operation of the mobile home park as part of the housing market and has basic property and other rights which must be protected. This chapter is created for the purpose of regulating the factors unique to the relationship between mobile home owners and mobile home park owners in the circumstances described herein. It recognizes that when such inequalities exist between mobile home owners and mobile home park owners as a result of such unique factors, regulation to protect those parties to the extent that they are affected by the inequalities, while preserving and protecting the rights of both parties, is required.

The Florida Supreme Court, in addressing mobile home park issues, states that

a hybrid type of property relationship exists between the mobile home owner and the park owner and that the relationship is not simply one of landowner and tenant. Each has basic property rights which must reciprocally accommodate and harmonize. Separate and distinct mobile home laws are necessary to define the relationships and protect the interests of the persons involved.

Stewart v. Green, 300 So.2d 889, 892 (Fla. 1974).

A mobile home park of 9 or fewer lots is not regulated by Chapter 723, F.S. In fiscal year 1998-1999, there were 315,991 mobile home lots in regulated mobile home parks in Florida.¹

Chapter 718, F.S., the "Condominium Act," governs condominium associations. A condominium is "that form of ownership of real property which is created pursuant to the provisions of this chapter, which is comprised of units that may be owned by one or more persons, and in which there is, appurtenant to each unit, an undivided share in common elements." The term "multicondominium" is defined in Chapter 718, F.S., to mean "a real estate development containing two or more condominiums, all of which are operated by the same association."

See "Section-By-Section Analysis" for a discussion of the present situation applicable to each section of this act.

C. EFFECT OF PROPOSED CHANGES:

See "Section-By-Section Analysis" for a discussion of the effect of proposed changes applicable to each section of this act.

D. SECTION-BY-SECTION ANALYSIS:

Section 1. Amends s. 723.037, F.S., regarding lot rental increases in mobile home parks.

Present Situation: Section 723.037(4), F.S., requires a mobile home park owner park who has given notice of a lot rental increase to meet with a committee representing the mobile home owners who are tenants of the owner. The meeting must be within 30 days of the notice of the lot rental increase. The mobile home park owner is required to furnish certain information justifying the lot rental increase to the committee at the first meeting. The committee has 15 days after the meeting to object to the lot rental increase by providing information to contradict that provided by the mobile home park owner at the first meeting. This objection triggers a second meeting between the mobile home park owner and representatives of the mobile home owners. There is, however, no statutory deadline for conducting this second meeting.

Effect of Proposed Changes: This act amends s. 723.037(4)(c), F.S., to require that the second meeting be held within 30 days of when the committee notifies the mobile home park owner that the committee will not agree to the increase.

Section 2. Amends s. 723.06116, F.S., regarding payments to the Florida Mobile Home Relocation Corporation.

Present Situation: Section 723.06116(1), F.S., requires that payments from a mobile home park owner related to the closing of a mobile home park be paid to the Department of Business and Professional Regulation for deposit into the Florida Mobile Home Relocation Trust Fund. The department then writes a check to transfer the monies to the Florida Mobile Home Relocation Corporation. There is no specific time limit for payments due to the fund.

Effect of Proposed Changes: This act amends s. 723.06116(1), F.S., to require that payments be made directly to the Florida Mobile Home Relocation Corporation, and that payments are due to the corporation 30 days from the receipt of an invoice.

Present Situation: Section 723.06116(2), F.S., provides in part that a mobile home owner is not entitled to reimbursement for moving expenses from the Florida Mobile Home Relocation

¹ Information provided by the Department of Business and Professional Regulation, February 29, 2000.

Corporation under any portion of s. 723.0612, F.S., if one of three conditions is met. One of those conditions is defined by a cross-reference to s. 723.0612(8), F.S. This provision was created by ch. 2001-227, L.O.F. Section 723.0612, F.S., was created by ch. 2001-231, L.O.F. The reference to subsection (8) does not make sense. It appears that the intent was to refer to what ended up as subsection (7), but was subsection (8) before amendments were made to the bill that became ch. 2002-231, L.O.F.

Effect of Proposed Changes: This act amends s. 723.06116(2), F.S., to correct the cross-reference error. Section 723.06116(2), F.S., is also amended to specify that the Florida Mobile Home Relocation Corporation may enforce obligations owed to it by filing a lawsuit.

Section 3. Amends s. 723.0612, F.S., regarding operation of the Florida Mobile Home Relocation Corporation.

Present Situation: Section 723.0612, F.S., requires that the Florida Mobile Home Relocation Corporation must approve or deny a request for payment for moving expenses within 15 days of receipt of the request. If the corporation fails to act on a request for payment within the 15 days, the invoice is deemed approved, and the corporation must pay the invoice.

The corporation is managed by six directors who are appointed by the Secretary of the Department of Business and Professional Regulation. Section 723.0611(1)(b), F.S., provides that the directors may not receive any salary or compensation for their service other than reimbursement of expenses. The directors meet monthly, a schedule appropriate for the workload and for their status as volunteers. With monthly meetings, the 15 day review requirement cannot be met.

Effect of Proposed Changes: This act amends s. 723.0612, F.S., to extend from 15 to 45 days the time within which the Florida Mobile Home Relocation Corporation has to review a request for payment.

Section 4. Amends s. 702.09, F.S., regarding mortgage foreclosures.

Present Situation: Sections 702.07 and 702.08, F.S., provide that a dismissal of a mortgage foreclosure action acts, in part, as a reinstatement of the mortgage. This eliminates the argument that a subsequent mortgage foreclosure action foreclosing the same mortgage is barred by the procedural rule of *res judicata*.

Effect of Proposed Changes: This act amends s. 702.09, F.S., to amend the definitions applicable to ss. 702.07 and 702.08, F.S., to additionally provide that dismissal of a foreclosure action to secure payment of assessments arising under chapters 718 (condominium assessments), and 719 (cooperative assessments), F.S., also acts to reinstate the mortgage. This act also clarifies that "foreclosure proceedings" may include proceedings in county court.

Section 5. Amends s. 718.104, F.S., regarding the creation of condominiums and the contents of a declaration of condominium ("declaration").

Present Situation: Section 718.104(4)(h), F.S., requires that a declaration recorded on or after July 1, 2000, in which the developer reserves the right to create a multicondominium development, must state, or provide a specific formula for determining, the fractional or percentage shares of liability for common expenses and of ownership of the common surplus to be allocated to the units in each condominium to be operated by the association. If the declaration does not set forth such information, then the share of liability for the common expenses of the association and ownership of

the common surplus of the association allocated to each unit shall be a fraction of the whole where the numerator is 1 and the denominator is the total number of units in the condominiums operated by the association. This later provision is intended to cure the problem of poorly drafted multicondominium documents that fail to provide a formula for apportionment of expenses.

Effect of Proposed Changes: This act limits the apportionment cure to only those declarations of condominium recorded after July 1, 2000.

Present Situation: The declaration has been referred to as a condominium's constitution. See *Woodside Village Condominium Association, Inc. v. Jahren and McClernan*, 806 So.2d 452, 456 (Fla. 2002). The declaration "strictly governs the relationships among the condominium unit owners and the condominium association." *Id.* Section 718.104(5), F.S., provides that a declaration may include covenants and restrictions concerning the use, occupancy, and transfer of the units. Section 718.110, F.S., provides broad authority to amend a declaration. In *Woodside*, the Florida Supreme Court held that a declaration of condominium may be amended to impose lease restrictions on condominium units. The court rejected the concept of "vested rights",² holding that a properly enacted amendment to a declaration of condominium binds all condominium units, including units owned by an owner who purchased a unit prior to the amendment, even if the unit owner objected to the amendment. *Id.*, at 461-62.

Effect of Proposed Changes: Consistent with the *Woodside* decision, this act modifies s. 718.104(5), F.S., to recognize that an amendment to a declaration of condominium, other than one modifying unit appurtenances pursuant to s. 718.110(4), F.S.,³ applies to all of the condominium units, including units whose owners did not consent to the amendment.

Section 6. Amends 718.106, F.S., regarding the transfer of limited common elements.

Present Situation: A condominium unit is a real property interest. When a condominium unit is sold, certain legal rights must be sold with the unit, known as appurtenances. Section 718.107, F.S., prohibits a unit owner from transferring the rights in common elements separate from sale or transfer of the appurtenant condominium unit. In *Brown v. Rice*, 716 So. 2d 807 (Fla. 5th DCA 1998), the Fifth District Court of Appeal ruled that s. 718.107, F.S., prohibits the transfer of appurtenances separate from the condominium unit. Section 718.106(2)(b), F.S., was amended in 2000 to provide, in part, that a unit owner may transfer appurtenances to a condominium unit to another unit owner, if such transfer is otherwise permitted by the declaration. The intent of the change was to statutorily change the limitation on transfer set forth in *Brown v. Rice*.

The most common appurtenances that unit owners seek to transfer among themselves are parking spaces, storage units, and boat slips.

Effect of Proposed Changes: This act provides that amendments to a declaration that provide for the transfer of use rights with respect to limited common elements are not amendments that materially modify unit appurtenances. Thus, a declaration of condominium may be amended to allow for the transfer of use rights with respect to limited common elements. The act specifies

² Also sometimes referred to a "grandfathered rights".

³ Section 718.110(4), F.S., states, in pertinent part:

Unless otherwise provided in the declaration as originally recorded, no amendment may change the configuration or size of any unit in any material fashion, materially alter or modify the appurtenances to the unit, or change the proportion or percentage by which the unit owner shares the common expenses of the condominium and owns the common surplus of the condominium unless the record owner of the unit and all record owners of liens on the unit join in the execution of the amendment and unless all the record owners of all other units in the same condominium approve the amendment.

this section is intended to “clarify existing law” and applies retroactively to associations in existence at the time of enactment of the changes to these provisions. A transfer of use rights must be memorialized in the manner set forth in the covenants.

Section 7. Amends s. 718.110, F.S., regarding amendment to a declaration of condominium.

Present Situation: Section 718.110(4), F.S., prohibits an amendment to a declaration of condominium, which amendment materially alters or modifies the appurtenances to any units, without the consent of the affected unit owner. It is arguable that this provision prohibits an association from amending its declaration of condominium to provide for the transfer of appurtenances to units.

Effect of Proposed Changes: This act amends s. 718.110(4), F.S., to specifically provide that an amendment to the declaration of condominium providing for the right to transfer appurtenances, or an amendment imposing lease restrictions, is not prohibited by s. 718.110(4), F.S.

Section 8. Amends s. 718.111, F.S., regarding management of a condominium association.

Present Situation: Section 718.111(4), F.S., provides that a condominium association has the power to make and collect assessments to lease, maintain, repair, and replace the common elements. It is facially arguable that the assessment power only extends to the common elements owned by the association (real property only); and thus does not encompass the power to make assessments to lease, maintain, repair, or replace, association property.⁴

Effect of Proposed Changes: This act amends s. 718.111(4), F.S., to provide that assessments may also be made to lease, maintain, repair, or replace association property.

Present Situation: Section 718.111(13), F.S., requires a condominium association to prepare and complete, or cause to be prepared and completed, the annual financial report within 90 days after the end of a fiscal year. The association must then either mail or hand deliver a copy of the financial report to all unit owners within 21 days after the association receives or completes the report. The 90-day time period was extended from 60 days in 2000.⁵

Effect of Proposed Changes: This act amends s. 718.111(13), F.S., to extend the 90 days to 120 days.

Section 9. Amends s. 718.112, F.S., regarding the bylaws of a condominium association.

Present Situation: The operation of a condominium association is governed by the declaration of condominium, the articles of incorporation of the association if the association is incorporated, and the bylaws of the association. In general, the bylaws cover the more mundane and day-to-day types of management issues; and are generally easier to amend than are the declaration of condominium or articles of incorporation.

Effect of Proposed Changes: This act provides, in conformity to the changes regarding amendment of the declaration, that an amendment to the bylaws applies to all condominium

⁴ For example, the common areas might include a gym, and a gym would often include a weight machine. The gym building is a common area, the weight machine is association property. In practice, associations would repair or replace a weight machine out of regular assessments.

⁵ Chapter 2000-302, Laws of Florida.

units, including units whose owners did not consent to the amendment. This section of the act also appears to be in conformity with the *Woodside* holding.

Section 10. Amends s. 718.113, F.S., relating to material alterations or substantial additions to the condominium property.

Present Situation: Section 718.113(2)(a), F.S., provides that there can be no material alteration or substantial additions to the common elements or to real property which is association property except as provided in the declaration. Similar provisions govern the alteration or additions to common elements and real property of multicondominiums. See ss. 718.113(2)(b) and (c), F.S. If the declaration is silent on these issues, alterations or additions can be made upon the vote of 75 percent of the voting interests.

Prior to 1992, material alterations or substantial additions to common elements or association real property were prohibited unless provided for in the declaration. In 1992, this section was amended to provide that 75 percent of the total voting interests of the association could approve such alterations if not contained in the declaration. See s. 3, Ch. 92-49, L.O.F. In 2000, this was made applicable to multicondominium associations. See s. 53, Ch. 2000-302, L.O.F. Case law holds, however, that declarations recorded prior to the 1992 statute that are silent regarding material alterations cannot be subsequently amended. See, *Wellington Property Management v. Parc Corniche Condominium Association*, 755 So.2d 824 (Fla. 5th DCA 2000). In *Wellington*, unit owners attempted to amend their declaration based upon a general power in the declaration that allowed for amendment by a 51% vote of the owners. The Court held that the amendment would defeat the vested contract rights of pre-amendment owners and that retroactive application of the 1992 amendments to s. 718.113, F.S., would be a substantive change that would unconstitutionally interfere with the unit owners' vested contractual rights regarding the original use of the common elements. *Wellington*, at 828. In light of the later decision of the Florida Supreme Court in *Woodside Village Condominium Association, Inc. v. Jahren and McClernan*, No. SC00-1030 (Fla. January 3, 2002), it is questionable whether *Wellington* has any value as precedent.

Effect of Proposed Changes: The act amends s. 718.113(2)(b) and (c), F.S., to again specify that a declaration of condominium may be amended, and that such amendment applies to all condominium units. This change appears to have the effect of recognizing *Woodside* and thus disapproving the holding in *Wellington*.

Section 11. Amends s. 718.115, F.S., relating to the common expenses of a condominium association.

Present Situation: Section 718.115, F.S., defines common expenses of a condominium association, places limits on how certain funds may be used, and specifies that collection of the funds necessary for common expenses is by assessment. Sections 718.115(1)(b) and (1)(c), F.S., provide that common expenses of a multicondominium association are those not directly attributable to the operation of a specific condominium. The common expenses may include categories of expenses related to property within a specific condominium if all members of the association have use rights therein or receive a tangible economic benefit, and requires that such common expenses be identified in the declaration or bylaws.

Effect of Proposed Changes: The act amends ss. 718.115(1)(b) and (c), F.S., to specify that these paragraphs are intended to "clarify existing law" and apply retroactively to associations in existence at the time of enactment of the changes to these provisions.

Section 12. Amends s. 718.1255, F.S., regarding mandatory arbitration of condominium controversies.

Present Situation: Arbitration of certain disputes involving condominium (or cooperative) associations and unit owners is required before an action in court may be pursued. Section 718.1255(1)(b)1., F.S., provides that the failure of a condominium association to “properly conduct elections” is one of the types of dispute that must be referred to arbitration.

Section 718.1255(4)(c), F.S., provides that, upon receipt of a petition for arbitration, the petition must be promptly reviewed by the Division of Florida Land Sales, Condominiums, and Mobile Homes of the Department of Business and Professional Regulation to determine the existence of a dispute and compliance with filing requirements. If emergency relief is required and is not available through arbitration, a motion to stay the arbitration may be filed. A verified petition alleging facts that, if proven, would support entry of a temporary injunction must accompany the motion. If an appropriate motion and supporting papers are filed, the division may place the arbitration on hold pending a court hearing and disposition of a motion for temporary injunction.

An arbitration decision may not be a final adjudication of the issues presented. Section 718.1255(4)(k), F.S., provides that, within 30 days of an arbitration decision, any party may file an action in state court regarding the dispute that had been presented for arbitration. If no party files a state court action within 30 days of the arbitration decision, the decision is final and may be enforced.

Effect of Proposed Changes: This act creates s. 718.1255(5), F.S. This new subsection provides that a challenge to the legality of the election of a director of the board of administration of a condominium received by the division in a petition for arbitration must be handled on an expedited basis. The division is required to respond to the challenge in the same manner as provided in division rule for recall arbitration disputes.

Section 13. Amends s. 718.405, F.S., relating to multicondominiums, making grammar and style changes only.

Section 14. Amends s. 718.503, F.S., regarding the disclosures that a condominium seller is required to provide a condominium purchaser.

Present Situation: Section 718.503, F.S., specifies the contents of disclosures that must be provided to a buyer of a condominium from a developer owner of a condominium, as well as, a nondeveloper seller. A nondeveloper seller must provide copies of certain documents to a buyer upon request. These documents include a current copy of the declaration of condominium, articles of incorporation of the association, bylaws, rules of the association, specified financial information, and the question and answer sheet provided for by s. 718.504, F.S.

Section 718.504, F.S., provides that “each buyer shall be furnished a separate page entitled “Frequently Asked Questions and Answers,” which shall be in accordance with a format approved by the division...” In practice these sheets may not be timely updated or an association may not have prepared the information in the first place.

Effect of Proposed Changes: This act removes the requirement for a nondeveloper unit owner to provide a question and answer sheet as a part of the documents to be provided to a buyer and deletes references to the question and answer sheet in the disclosure statements required of a nondeveloper seller.

Section 15. Amends s. 718.504, F.S., regarding the prospectus or offering circular, specifying that the multicondominium provisions only apply to multicondominium associations created after July 1, 2000 (the effective date of ch. 2000-302, L.O.F., the act that first recognized multicondominiums).

Section 16. Provides an effective date of July 1, 2002.

III. FISCAL ANALYSIS & ECONOMIC IMPACT STATEMENT:

A. FISCAL IMPACT ON STATE GOVERNMENT:

1. Revenues:

None.

2. Expenditures:

None.

B. FISCAL IMPACT ON LOCAL GOVERNMENTS:

1. Revenues:

None.

2. Expenditures:

None.

C. DIRECT ECONOMIC IMPACT ON PRIVATE SECTOR:

None.

D. FISCAL COMMENTS:

None.

IV. CONSEQUENCES OF ARTICLE VII, SECTION 18 OF THE FLORIDA CONSTITUTION:

A. APPLICABILITY OF THE MANDATES PROVISION:

This act does not require counties or municipalities to spend funds or to take an action requiring the expenditure of funds.

B. REDUCTION OF REVENUE RAISING AUTHORITY:

This act does not reduce the authority that counties or municipalities have to raise revenues in the aggregate.

C. REDUCTION OF STATE TAX SHARED WITH COUNTIES AND MUNICIPALITIES:

This act does not reduce the percentage of a state tax shared with counties or municipalities.

V. COMMENTS:

A. CONSTITUTIONAL ISSUES:

None.

B. RULE-MAKING AUTHORITY:

None.

C. OTHER COMMENTS:

It is unclear why it is necessary to extend the 90-day time for preparation of annual financial statements that was just extended from 60 to 90 days in 2000.

VI. AMENDMENTS OR COMMITTEE SUBSTITUTE CHANGES:

HB 843

On February 7, 2002, the Committee on Judicial Oversight adopted one amendment to HB 843. The amendment:

- Removes many of the changes related to *Woodside*, given that the Supreme Court reversed the district court of appeal decision.
- Removes a change that would have allowed an association to charge an unreasonable fee to unit owners, maintaining current law that an association may only charge actual expenses for use of facilities.
- Removes a change that may have impaired existing leases entered into by associations.

On February 12, 2002, the Committee on Business Regulation adopted one amendment to HB 843. The amendment changes s. 45.031, F.S., relating to judicial sales under the general provisions of the civil procedures statutes and would apply to foreclosures generally, including condominiums. The amendment requires that an objection to a foreclosure sale must be verified, which means notarized. The amendment is designed to restrict the ability of an outsider to file a fraudulent objection to a foreclosure sale and thus assist condominium associations in avoiding fraudulent delays when an association files to foreclose an association lien.

On February 19, 2002, the Smarter Government Council adopted one amendment to remove the amendment regarding judicial sales adopted by the Committee on Business Regulation. HB 843 was then reported favorably as a committee substitute.

CS/CS/SB 694

On March 6, 2002, the Senate adopted one floor amendment that defined "master association" and provided for regulation of master associations. CS/CS/SB 694 was then engrossed.

On March 14, 2002, CS/CS/SB 694, 1st Eng., was substituted for CS/HB 843. The House then adopted one amendment removing the provisions relating to master associations. CS/CS/SB 694, 1st Eng., was then engrossed.

On March 20, 2002, the House adopted one amendment to CS/CS/SB 694, 2nd Eng., adding the provisions relating to mobile home parks.

On March 22, 2002, the Senate concurred in the House amendments.

VII. SIGNATURES:

COMMITTEE ON JUDICIAL OVERSIGHT:

Prepared by:

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Staff Director:

Nathan L. Bond, J.D.

AS REVISED BY THE COMMITTEE ON BUSINESS REGULATION:

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FINAL ANALYSIS PREPARED BY THE COMMITTEE ON JUDICIAL OVERSIGHT:

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