

IN THE SUPREME COURT OF FLORIDA

THE FLORIDA BAR RE: ADVISORY CASE NO. SC 13-889
OPINION - ACTIVITIES OF
COMMUNITY ASSOCIATION
MANAGERS

NOTICE OF FILING SUPPLEMENTAL AUTHORITY

THE STANDING COMMITTEE on the Unlicensed Practice of Law of The Florida Bar, through undersigned counsel, submits as supplemental authority CS/CS/HB 7073 passed by the Florida House of Representatives and Florida Senate on April 29, 2014, a copy of which is attached to this notice. The supplemental authority has not yet been acted upon by the Governor. Should the supplemental authority become law, the supplemental authority may be pertinent to the issues raised in the proposed formal advisory opinion.

Respectfully Submitted,

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Motion for Extension of Time to File Answer Brief has been furnished by e-mail to the following individuals, on this 29th day of April, 2014:

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CS/CS/HB 7037, Engrossed 2

2014

1 A bill to be entitled

2 An act relating to residential communities; amending
3 s. 468.431, F.S.; revising the term "community
4 association management"; creating s. 468.4334, F.S.;
5 providing powers and duties of community association
6 managers and community association management firms;
7 authorizing the indemnification of a community
8 association manager or community association
9 management firm under certain conditions; amending s.
10 718.116, F.S.; requiring a release of lien to be in a
11 specific form; requiring a pre-foreclosure notice to
12 be in a specific form; amending s. 718.121, F.S.;
13 requiring a pre-lien notice to be in a specific form;
14 amending s. 719.108, F.S.; deleting a provision
15 providing for the expiration of certain liens;
16 revising notice requirements; requiring a pre-lien
17 notice to be in a specific form; providing for
18 execution and effect of lien; providing for the
19 content of a recording notice; requiring a release of
20 lien to be in a specific form; amending s. 720.3085,
21 F.S.; requiring a release of lien to be in a specific
22 form; requiring a pre-lien notice to be in a specific
23 form; requiring a pre-foreclosure notice to be in a
24 specific form; providing requirements for the
25 execution of a claim of lien; providing an effective
26 date.

Page 1 of 22

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hb7037-04-e2



CS/CS/HB 7037, Engrossed 2

2014

27
28 Be It Enacted by the Legislature of the State of Florida:
29

30 Section 1. Subsection (2) of section 468.431, Florida
31 Statutes, is amended to read:

32 468.431 Definitions.—As used in this part:

33 (2) "Community association management" means any of the
34 following practices requiring substantial specialized knowledge,
35 judgment, and managerial skill when done for remuneration and
36 when the association or associations served contain more than 10
37 units or have an annual budget or budgets in excess of \$100,000:
38 controlling or disbursing funds of a community association,
39 preparing budgets or other financial documents for a community
40 association, assisting in the noticing or conduct of community
41 association meetings, determining the number of days required
42 for statutory notices, determining amounts due to the
43 association, collecting amounts due to the association before
44 the filing of a civil action, calculating the votes required for
45 a quorum or to approve a proposition or amendment, completing
46 forms related to the management of a community association that
47 have been created by statute or by a state agency, drafting
48 meeting notices and agendas, calculating and preparing
49 certificates of assessment and estoppel certificates, responding
50 to requests for certificates of assessment and estoppel
51 certificates, negotiating monetary or performance terms of a
52 contract subject to approval by an association, drafting

Page 2 of 22

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hb7037-04-e2



CS/CS/HB 7037, Engrossed 2

2014

53 prearbitration demands, coordinating or performing maintenance
54 for real or personal property and other related routine services
55 involved in the operation of a community association, and
56 complying with the association's governing documents and the
57 requirements of law as necessary to perform such practices ~~and~~
58 ~~coordinating maintenance for the residential development and~~
59 ~~other day-to-day services involved with the operation of a~~
60 ~~community association.~~ A person who performs clerical or
61 ministerial functions under the direct supervision and control
62 of a licensed manager or who is charged only with performing the
63 maintenance of a community association and who does not assist
64 in any of the management services described in this subsection
65 is not required to be licensed under this part.

66 Section 2. Section 468.4334, Florida Statutes, is created
67 to read:

68 468.4334 Professional practice standards; liability.-

69 (1) A community association manager or a community
70 association management firm are deemed to act as agent on behalf
71 of a community association as principal within the scope of
72 authority authorized by a written contract or under this
73 chapter. A community association manager and a community
74 association management firm shall discharge duties performed on
75 behalf of the association as authorized by this chapter loyally,
76 skillfully, and diligently; dealing honestly and fairly; in good
77 faith; with care and full disclosure to the community



CS/CS/HB 7037, Engrossed 2

2014

78 association; accounting for all funds; and not charging
79 unreasonable or excessive fees.

80 (2) (a) A contract between a community association and a
81 community association manager or a contract between a community
82 association and a community association management firm may
83 provide that the community association indemnifies and holds
84 harmless the community association manager and the community
85 association management firm for ordinary negligence resulting
86 from the manager or management firm's act or omission that is
87 the result of an instruction or direction of the community
88 association. This paragraph does not preclude any other
89 negotiated indemnity or hold harmless provision.

90 (b) Indemnification under paragraph (a) may not cover any
91 act or omission that violates a criminal law; derives an
92 improper personal benefit, either directly or indirectly; is
93 grossly negligent; or is reckless, is in bad faith, is with
94 malicious purpose, or is in a manner exhibiting wanton and
95 willful disregard of human rights, safety, or property.

96 Section 3. Paragraph (d) is added to subsection (5) of
97 section 718.116, Florida Statutes, and subsection (6) of that
98 section is amended, to read:

99 718.116 Assessments; liability; lien and priority;
100 interest; collection.—

101 (5)

102 (d) A release of lien must be in substantially the
103 following form:



CS/CS/HB 7037, Engrossed 2

2014

RELEASE OF LIEN

The undersigned lienor, in consideration of the final payment in the amount of \$...., hereby waives and releases its lien and right to claim a lien for unpaid assessments through, ... (year)...., recorded in the Official Records Book at Page, of the public records of County, Florida, for the following described real property:

UNIT NO. OF ... (NAME OF CONDOMINIUM)...., A CONDOMINIUM AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ANNEXED THERETO AND FORMING A PART THEREOF, RECORDED IN OFFICIAL RECORDS BOOK, PAGE, OF THE PUBLIC RECORDS OF COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

.. (Signature of Authorized Agent) (Signature of Witness) ..
.. (Print Name) (Print Name) ..

.. (Signature of Witness) ..
.. (Print Name) ..



CS/CS/HB 7037, Engrossed 2

2014

130 Sworn to (or affirmed) and subscribed before me this day of
131, ...(year)..., by ...(name of person making statement)....
132 ..(Signature of Notary Public)..
133 ..(Print, type, or stamp commissioned name of Notary Public)..
134 Personally Known.... OR Produced.... as identification.
135

136 After notice of contest of lien has been recorded, the clerk of
137 the circuit court shall mail a copy of the recorded notice to
138 the association by certified mail, return receipt requested, at
139 the address shown in the claim of lien or most recent amendment
140 to it and shall certify to the service on the face of the
141 notice. Service is complete upon mailing. After service, the
142 association has 90 days in which to file an action to enforce
143 the lien; and, if the action is not filed within the 90-day
144 period, the lien is void. However, the 90-day period shall be
145 extended for any length of time during which the association is
146 prevented from filing its action because of an automatic stay
147 resulting from the filing of a bankruptcy petition by the unit
148 owner or by any other person claiming an interest in the parcel.

149 (6)(a) The association may bring an action in its name to
150 foreclose a lien for assessments in the manner a mortgage of
151 real property is foreclosed and may also bring an action to
152 recover a money judgment for the unpaid assessments without
153 waiving any claim of lien. The association is entitled to
154 recover its reasonable attorney's fees incurred in either a lien
155 foreclosure action or an action to recover a money judgment for

Page 6 of 22

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hb7037-04-e2



CS/CS/HB 7037, Engrossed 2

2014

unpaid assessments.

(b) No foreclosure judgment may be entered until at least 30 days after the association gives written notice to the unit owner of its intention to foreclose its lien to collect the unpaid assessments. The notice must be in substantially the following form:

DELINQUENT ASSESSMENT

This letter is to inform you a Claim of Lien has been filed against your property because you have not paid the ...(type of assessment)... assessment to ...(name of association).... The association intends to foreclose the lien and collect the unpaid amount within 30 days of this letter being provided to you.

You owe the interest accruing from ...(month/year)... to the present. As of the date of this letter, the total amount due with interest is \$..... All costs of any action and interest from this day forward will also be charged to your account.

Any questions concerning this matter should be directed to ...(insert name, addresses, and telephone numbers of association representative)....

If this notice is not given at least 30 days before the



CS/CS/HB 7037, Engrossed 2

2014

182 foreclosure action is filed, and if the unpaid assessments,
183 including those coming due after the claim of lien is recorded,
184 are paid before the entry of a final judgment of foreclosure,
185 the association shall not recover attorney's fees or costs. The
186 notice must be given by delivery of a copy of it to the unit
187 owner or by certified or registered mail, return receipt
188 requested, addressed to the unit owner at his or her last known
189 address; and, upon such mailing, the notice shall be deemed to
190 have been given, and the court shall proceed with the
191 foreclosure action and may award attorney's fees and costs as
192 permitted by law. The notice requirements of this subsection are
193 satisfied if the unit owner records a notice of contest of lien
194 as provided in subsection (5). The notice requirements of this
195 subsection do not apply if an action to foreclose a mortgage on
196 the condominium unit is pending before any court; if the rights
197 of the association would be affected by such foreclosure; and if
198 actual, constructive, or substitute service of process has been
199 made on the unit owner.

200 Section 4. Subsection (4) of section 718.121, Florida
201 Statutes, is amended to read:

202 718.121 Liens.—

203 (4) Except as otherwise provided in this chapter, no lien
204 may be filed by the association against a condominium unit until
205 30 days after the date on which a notice of intent to file a
206 lien has been delivered to the owner by registered or certified
207 mail, return receipt requested, and by first-class United States

Page 8 of 22

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hb7037-04-e2



CS/CS/HB 7037, Engrossed 2

2014

mail to the owner at his or her last address as reflected in the records of the association, if the address is within the United States, and delivered to the owner at the address of the unit if the owner's address as reflected in the records of the association is not the unit address. If the address reflected in the records is outside the United States, sending the notice to that address and to the unit address by first-class United States mail is sufficient. Delivery of the notice shall be deemed given upon mailing as required by this subsection. The notice must be in substantially the following form:

NOTICE OF INTENT TO RECORD A CLAIM OF LIEN

RE: Unit of ...(name of association)...

The following amounts are currently due on your account to ...(name of association)...., and must be paid within 30 days after your receipt of this letter. This letter shall serve as the association's notice of intent to record a Claim of Lien against your property no sooner than 30 days after your receipt of this letter, unless you pay in full the amounts set forth below:

<u>Maintenance due ...(dates)...</u>	<u>\$.....</u>
<u>Late fee, if applicable</u>	<u>\$.....</u>



CS/CS/HB 7037, Engrossed 2

2014

234	<u>Interest through ...(dates)...*</u>	<u>\$.....</u>
235	<u>Certified mail charges</u>	<u>\$.....</u>
236	<u>Other costs</u>	<u>\$.....</u>
237	<u>TOTAL OUTSTANDING</u>	<u>\$.....</u>

238

239 *Interest accrues at the rate of percent per
 240 annum.

241 Section 5. Subsections (3) and (4) of section 719.108,
 242 Florida Statutes, are amended to read:

243 719.108 Rents and assessments; liability; lien and
 244 priority; interest; collection; cooperative ownership.-

245 (3) Rents and assessments, and installments on them, not
 246 paid when due bear interest at the rate provided in the
 247 cooperative documents from the date due until paid. This rate
 248 may not exceed the rate allowed by law and, if a rate is not
 249 provided in the cooperative documents, accrues at 18 percent per
 250 annum. If the cooperative documents or bylaws so provide, the
 251 association may charge an administrative late fee in addition to
 252 such interest, not to exceed the greater of \$25 or 5 percent of
 253 each installment of the assessment for each delinquent
 254 installment that the payment is late. Any payment received by an
 255 association must be applied first to any interest accrued by the
 256 association, then to any administrative late fee, then to any
 257 costs and reasonable attorney ~~attorney's~~ fees incurred in
 258 collection, and then to the delinquent assessment. The foregoing
 259 applies notwithstanding any restrictive endorsement,



CS/CS/HB 7037, Engrossed 2

2014

260 designation, or instruction placed on or accompanying a payment.
261 A late fee is not subject to chapter 687 or s. 719.303(4).

262 (4) The association has a lien on each cooperative parcel
263 for any unpaid rents and assessments, plus interest, and any
264 authorized administrative late fees. If authorized by the
265 cooperative documents, the lien also secures reasonable attorney
266 ~~attorney's~~ fees incurred by the association incident to the
267 collection of the rents and assessments or enforcement of such
268 lien. The lien is effective from and after recording a claim of
269 lien in the public records in the county in which the
270 cooperative parcel is located which states the description of
271 the cooperative parcel, the name of the unit owner, the amount
272 due, and the due dates. ~~The lien expires if a claim of lien is~~
273 ~~not filed within 1 year after the date the assessment was due,~~
274 ~~and the lien does not continue for longer than 1 year after the~~
275 ~~claim of lien has been recorded unless, within that time, an~~
276 ~~action to enforce the lien is commenced.~~ Except as otherwise
277 provided in this chapter, a lien may not be filed by the
278 association against a cooperative parcel until 30 days after the
279 date on which a notice of intent to file a lien has been
280 delivered to the owner.

281 (a) The notice must be sent to the unit owner at the
282 address of the unit by first-class United States mail and the
283 notice must be in substantially the following form:

284
285 NOTICE OF INTENT TO RECORD A CLAIM OF LIEN

Page 11 of 22

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hb7037-04-e2



CS/CS/HB 7037, Engrossed 2

2014

RE: Unit ...(unit number)... of ...(name of
cooperative)...

The following amounts are currently due on your
account to ...(name of association)..., and must be
paid within 30 days after your receipt of this letter.
This letter shall serve as the association's notice of
intent to record a Claim of Lien against your property
no sooner than 30 days after your receipt of this
letter, unless you pay in full the amounts set forth
below:

Maintenance due ...(dates)...	\$.....
Late fee, if applicable	\$.....
Interest through ...(dates)...*	\$.....
Certified mail charges	\$.....
Other costs	\$.....
TOTAL OUTSTANDING	\$.....

*Interest accrues at the rate of percent per
annum.

1. If the most recent address of the unit owner on the
records of the association is the address of the unit, the
notice must be sent by ~~registered or~~ certified mail, return
receipt requested, to the unit owner at the address of the unit.



CS/CS/HB 7037, Engrossed 2

2014

312 2. If the most recent address of the unit owner on the
313 records of the association is in the United States, but is not
314 the address of the unit, the notice must be sent by ~~registered~~
315 ~~or~~ certified mail, return receipt requested, to the unit owner
316 at his or her most recent address.

317 3. If the most recent address of the unit owner on the
318 records of the association is not in the United States, the
319 notice must be sent by first-class United States mail to the
320 unit owner at his or her most recent address.

321 (b) A notice that is sent pursuant to this subsection is
322 deemed delivered upon mailing. A claim of lien must be executed
323 and acknowledged by an officer or authorized agent of the
324 association. The lien is not effective 1 year after the claim of
325 lien was recorded unless, within that time, an action to enforce
326 the lien is commenced. The 1-year period is automatically
327 extended for any length of time during which the association is
328 prevented from filing a foreclosure action by an automatic stay
329 resulting from a bankruptcy petition filed by the parcel owner
330 or any other person claiming an interest in the parcel. The
331 claim of lien secures all unpaid rents and assessments that are
332 due and that may accrue after the claim of lien is recorded and
333 through the entry of a final judgment, as well as interest and
334 all reasonable costs and attorney fees incurred by the
335 association incident to the collection process. Upon payment in
336 full, the person making the payment is entitled to a
337 satisfaction of the lien.

Page 13 of 22

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hb7037-04-e2



CS/CS/HB 7037, Engrossed 2

2014

338 (c) By recording a notice in substantially the following
339 form, a unit owner or the unit owner's agent or attorney may
340 require the association to enforce a recorded claim of lien
341 against his or her cooperative parcel:

342
343 NOTICE OF CONTEST OF LIEN
344

345 TO: ...(Name and address of association)...:
346

347 You are notified that the undersigned contests the
348 claim of lien filed by you on, ...(year)...., and
349 recorded in Official Records Book at Page,
350 of the public records of County, Florida, and
351 that the time within which you may file suit to
352 enforce your lien is limited to 90 days from the date
353 of service of this notice. Executed this day of
354, ...(year)....

355 Signed: ...(Owner or Attorney)...
356

357 After notice of contest of lien has been recorded, the clerk of
358 the circuit court shall mail a copy of the recorded notice to
359 the association by certified mail, return receipt requested, at
360 the address shown in the claim of lien or most recent amendment
361 to it and shall certify to the service on the face of the
362 notice. Service is complete upon mailing. After service, the
363 association has 90 days in which to file an action to enforce

Page 14 of 22

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hb7037-04-e2



CS/CS/HB 7037, Engrossed 2

2014

the lien. If the action is not filed within the 90-day period, the lien is void. However, the 90-day period shall be extended for any length of time during which the association is prevented from filing its action because of an automatic stay resulting from the filing of a bankruptcy petition by the unit owner or by any other person claiming an interest in the parcel.

(d) A release of lien must be in substantially the following form:

RELEASE OF LIEN

The undersigned lienor, in consideration of the final payment in the amount of \$...., hereby waives and releases its lien and right to claim a lien for unpaid assessments through, ...(year)...., recorded in the Official Records Book at Page, of the public records of County, Florida, for the following described real property:

THAT COOPERATIVE PARCEL WHICH INCLUDES UNIT NO.
OF ... (NAME OF COOPERATIVE) ..., A COOPERATIVE AS SET
FORTH IN THE COOPERATIVE DOCUMENTS AND THE EXHIBITS
ANNEXED THERETO AND FORMING A PART THEREOF, RECORDED
IN OFFICIAL RECORDS BOOK, PAGE, OF THE
PUBLIC RECORDS OF COUNTY, FLORIDA.

...(Signature of Authorized Agent)... ..(Signature of Witness)...

...(Print Name)... ..(Print Name)...



CS/CS/HB 7037, Engrossed 2

2014

390
391 ..(Signature of Witness)..
392 ..(Print Name)..
393

394 Sworn to (or affirmed) and subscribed before me this day of
395, ...(year)...., by ...(name of person making statement)....
396 ..(Signature of Notary Public)..
397 ..(Print, type, or stamp commissioned name of Notary Public)..
398 Personally Known.... OR Produced.... as identification.

399 Section 6. Paragraphs (d) and (e) of subsection (1) of
400 section 720.3085, Florida Statutes, are redesignated as
401 paragraphs (e) and (f), respectively, paragraph (a) of
402 subsection (1), paragraph (b) of subsection (3), and subsections
403 (4) and (5) are amended, and a new paragraph (d) is added to
404 subsection (1) of that section, to read:

405 720.3085 Payment for assessments; lien claims.—

406 (1) When authorized by the governing documents, the
407 association has a lien on each parcel to secure the payment of
408 assessments and other amounts provided for by this section.
409 Except as otherwise set forth in this section, the lien is
410 effective from and shall relate back to the date on which the
411 original declaration of the community was recorded. However, as
412 to first mortgages of record, the lien is effective from and
413 after recording of a claim of lien in the public records of the
414 county in which the parcel is located. This subsection does not
415 bestow upon any lien, mortgage, or certified judgment of record

Page 16 of 22

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hb7037-04-e2



CS/CS/HB 7037, Engrossed 2

2014

on July 1, 2008, including the lien for unpaid assessments created in this section, a priority that, by law, the lien, mortgage, or judgment did not have before July 1, 2008.

(a) To be valid, a claim of lien must state the description of the parcel, the name of the record owner, the name and address of the association, the assessment amount due, and the due date. The claim of lien secures all unpaid assessments that are due and that may accrue subsequent to the recording of the claim of lien and before entry of a certificate of title, as well as interest, late charges, and reasonable costs and attorney ~~attorney's~~ fees incurred by the association incident to the collection process. The person making payment is entitled to a satisfaction of the lien upon payment in full.

(d) A release of lien must be in substantially the following form:

RELEASE OF LIEN

The undersigned lienor, in consideration of the final payment in the amount of \$...., hereby waives and releases its lien and right to claim a lien for unpaid assessments through, ... (year) ..., recorded in the Official Records Book at Page, of the public records of County, Florida, for the following described real property:

(PARCEL NO. OR LOT AND BLOCK) OF ... (subdivision name) ... SUBDIVISION AS SHOWN IN THE PLAT THEREOF,

Page 17 of 22

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hb7037-04-e2



CS/CS/HB 7037, Engrossed 2

2014

442 RECORDED AT PLAT BOOK, PAGE, OF THE OFFICIAL
 443 RECORDS OFCOUNTY, FLORIDA.
 444
 445 (or insert appropriate metes and bounds description
 446 here)
 447
 448 ..(Signature of Authorized Agent).. ..(Signature of Witness)..
 449 ..(Print Name).. ..(Print Name)..
 450
 451 ..(Signature of Witness)..
 452 ..(Print Name)..
 453
 454 Sworn to (or affirmed) and subscribed before me this day of
 455 , ...(year)...., by ...(name of person making statement)....
 456 ..(Signature of Notary Public)..
 457 ..(Print, type, or stamp commissioned name of Notary Public)..
 458 Personally Known.... OR Produced.... as identification.
 459 (3) Assessments and installments on assessments that are
 460 not paid when due bear interest from the due date until paid at
 461 the rate provided in the declaration of covenants or the bylaws
 462 of the association, which rate may not exceed the rate allowed
 463 by law. If no rate is provided in the declaration or bylaws,
 464 interest accrues at the rate of 18 percent per year.
 465 (b) Any payment received by an association and accepted
 466 shall be applied first to any interest accrued, then to any
 467 administrative late fee, then to any costs and reasonable



CS/CS/HB 7037, Engrossed 2

2014

468 attorney ~~attorney's~~ fees incurred in collection, and then to the
469 delinquent assessment. This paragraph applies notwithstanding
470 any restrictive endorsement, designation, or instruction placed
471 on or accompanying a payment. A late fee is not subject to the
472 provisions of chapter 687 and is not a fine.

473 (4) A homeowners' association may not file a record of
474 lien against a parcel for unpaid assessments unless a written
475 notice or demand for past due assessments as well as any other
476 amounts owed to the association pursuant to its governing
477 documents has been made by the association. The written notice
478 or demand must:

479 (a) Provide the owner with 45 days following the date the
480 notice is deposited in the mail to make payment for all amounts
481 due, including, but not limited to, any attorney's fees and
482 actual costs associated with the preparation and delivery of the
483 written demand. The notice must be in substantially the
484 following form:

485
486 NOTICE OF INTENT TO RECORD A CLAIM OF LIEN

487
488 RE: Parcel or (lot/block)...(lot/parcel number)... of
489 ...(name of association)...

490
491 The following amounts are currently due on your
492 account to ...(name of association)..., and must be
493 paid within 45 days after your receipt of this letter.

Page 19 of 22

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hb7037-04-e2



CS/CS/HB 7037, Engrossed 2

2014

494 This letter shall serve as the association's notice of
 495 intent to record a Claim of Lien against your property
 496 no sooner than 45 days after your receipt of this
 497 letter, unless you pay in full the amounts set forth
 498 below:

500	<u>Maintenance due ...(dates)...</u>	<u>\$.....</u>
501	<u>Late fee, if applicable</u>	<u>\$.....</u>
502	<u>Interest through ...(dates)...*</u>	<u>\$.....</u>
503	<u>Certified mail charges</u>	<u>\$.....</u>
504	<u>Other costs</u>	<u>\$.....</u>
505	<u>TOTAL OUTSTANDING</u>	<u>\$.....</u>

506
 507 *Interest accrues at the rate of percent per
 508 annum.

509 (b) Be sent by registered or certified mail, return
 510 receipt requested, and by first-class United States mail to the
 511 parcel owner at his or her last address as reflected in the
 512 records of the association, if the address is within the United
 513 States, and to the parcel owner subject to the demand at the
 514 address of the parcel if the owner's address as reflected in the
 515 records of the association is not the parcel address. If the
 516 address reflected in the records is outside the United States,
 517 then sending the notice to that address and to the parcel
 518 address by first-class United States mail is sufficient.

519 (5) The association may bring an action in its name to



CS/CS/HB 7037, Engrossed 2

2014

foreclose a lien for unpaid assessments secured by a lien in the same manner that a mortgage of real property is foreclosed and may also bring an action to recover a money judgment for the unpaid assessments without waiving any claim of lien. The action to foreclose the lien may not be brought until 45 days after the parcel owner has been provided notice of the association's intent to foreclose and collect the unpaid amount. The notice must be given in the manner provided in paragraph (4)(b), and the notice may not be provided until the passage of the 45 days required in paragraph (4)(a). The notice must be in substantially the following form:

DELINQUENT ASSESSMENT

This letter is to inform you a Claim of Lien has been filed against your property because you have not paid the ... (type of assessment) ... assessment to ... (name of association) The association intends to foreclose the lien and collect the unpaid amount within 45 days of this letter being provided to you.

You owe the interest accruing from ... (month/year) ... to the present. As of the date of this letter, the total amount due with interest is \$..... All costs of any action and interest from this day forward will also be charged to your account.

Any questions concerning this matter should be directed to (insert name, addresses, and telephone numbers of association



CS/CS/HB 7037, Engrossed 2

2014

546 | representative).

547 | (a) The association may recover any interest, late
548 | charges, costs, and reasonable attorney's fees incurred in a
549 | lien foreclosure action or in an action to recover a money
550 | judgment for the unpaid assessments.

551 | (b) The time limitations in this subsection do not apply
552 | if the parcel is subject to a foreclosure action or forced sale
553 | of another party, or if an owner of the parcel is a debtor in a
554 | bankruptcy proceeding.

555 | Section 7. This act shall take effect July 1, 2014.