

7.2.2024

OCTOBER 1, 2024 DEADLINE APPROACHING FOR HOMEOWNERS ASSOCIATIONS TO PROVIDE OWNERS WITH RULES AND COVENANTS OR NOTIFY OWNERS OF POSTING ONLINE



J. Ellis



C. Morrell



J. Zelitt

No later than October 1, 2024, all Florida homeowners associations must either provide complete copies of their rules and covenants to each member or post complete copies of the rules and covenants on their website and provide notice of posting to each member.

If an Association chooses to mail copies of the rules and covenants, it must send them by regular U.S. mail, or electronic notice to those owners who have consented to electronic notice, at the address designated for notice in the Association's official records.

If an Association chooses to post copies of the rules and covenants on its website to comply with the October 1, 2024 deadline in lieu of sending copies, it must mail, or electronically deliver to consenting owners, notice that the rules and covenants are posted on the Association's website. The Association must post a complete copy of the rules and covenants, or a direct link thereto, on the homepage of its website that is accessible to the members of the Association.

Homeowners associations are further required to provide copies of any subsequent amendments to owners via the same method and to provide copies of the then-current rules and covenants to any purchasers. Homeowners associations should incorporate the sending of copies of rules and covenants or notice of availability on the website as part of their new owner procedures. Associations should also note that by January 1, 2025, associations with 100 or more parcels must have a website or mobile application and make certain documents available to their members thereupon.

Shumaker has a team of attorneys specializing in community association law who can assist your association in compliance with existing and recently enacted law, as well as future legislative changes. We are pleased to discuss any needs you have arising from this newly enacted legislation or otherwise.

Jonathan J. Ellis, Partner, Community Associations Business Sector Chair | jjellis@shumaker.com | 813.227.2335

Kathleen G. Reres, Partner | kreres@shumaker.com | 813.221.7167

Clinton S. Morrell, Partner | cmorrell@shumaker.com | 813.227.2224

Jessica S. Zelitt, Associate | jjzelitt@shumaker.com | 813.676.7218

» [Subscribe here](#)



shumaker.com

This is a publication of Shumaker, Loop & Kendrick, LLP and is intended as a report of legal issues and other developments of general interest to our clients, attorneys, and staff. This publication is not intended to provide legal advice on specific subjects or to create an attorney-client relationship.