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Client Alert: Florida Senator Proposes Creation of State Database for Homeowners Association Information

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On December 13, 2023, Florida State Senator Rodriguez filed Senate Bill 942 (2024), which, if adopted, would require the Department of Business and Professional Regulation (DBPR) to establish a searchable database of certain homeowners associations' information no later than July 1, 2025. The DBPR database would contain, at a minimum, the following information for each homeowners association in Florida:

- The names and contact information of the association's officers and directors.
- An indication that the association is self-managed or the contact information for the licensed person responsible for the management of the association;
- A copy of the association's governing documents;
- A copy of the association's most recently adopted annual budget, including the amount and purpose of any monthly assessments and any current or pending special assessments;
- A copy of any studies regarding funds in the association's reserve accounts or any reports regarding the physical inspection of the association's properties, including any engineering studies.

SB 942 would also require all homeowners associations to notify the DBPR within 30 days of any change in the information maintained in the database and to include a link to the database on the homeowners association's web page, if applicable. The bill does not address how the DBPR would obtain initial information required to compile the database.