

Florida HB 1203, effective July 1, 2024, significantly changes how Florida Homeowners' Associations (HOAs) handle violations and impose fines, particularly under Chapter 720, Florida Statutes. Key changes include limitations on fines, new requirements for notice and hearings, and restrictions on what HOAs can regulate. [🔗](#)

Key Changes in HB 1203:

Fining Limits:

HOAs can still levy "reasonable" fines for violations, but these are capped at \$100 per violation. [🔗](#)

Aggregate Fine Limit:

The total fines for ongoing violations are capped at \$1,000, unless the governing documents specify a higher limit. [🔗](#)

Notice and Hearing Requirements:

Before imposing a fine or suspension, HOAs must provide at least 14 days' written notice of the violation and the owner's right to a hearing. The hearing must be held within 90 days of the notice. [🔗](#)

Curing Violations:

If a homeowner cures the violation before the hearing or within the timeframe specified in the hearing decision, the fine or suspension cannot be imposed. [🔗](#)

Restrictions on Enforcement:

HOAs cannot prohibit parking of personal vehicles, including pickup trucks, in driveways or other legal parking areas. They also cannot regulate interior home changes not visible from the outside. [🔗](#)

Specific Prohibitions:

HOAs cannot fine homeowners for leaving garbage cans out within 24 hours of collection or for holiday decorations left up a reasonable time past the deadline (typically a week) after receiving written notice. [🔗](#)

Website Posting:

HOAs are now required to post governing documents, including covenants and financial records, on their website or through an app. [🔗](#)

Practical Implications:

Increased Transparency:

The new law promotes greater transparency by requiring HOAs to make governing documents publicly available. [🔗](#)

Protection for Homeowners:

Homeowners have increased protection against excessive fines and arbitrary enforcement of rules. [🔗](#)

HOA Accountability:

The changes aim to make HOAs more accountable to their members and to ensure fair and consistent application of rules. [🔗](#)

In essence, HB 1203 aims to strike a balance between the authority of HOAs to enforce rules and the rights of homeowners to enjoy their property without undue restrictions. [🔗](#)