



HOAMCO®

## 2026 LEGISLATION LOADING ...

At HOAMCO, one of the commitments we make is to actively monitor legislation that is pending in Florida to stay ahead of any changes that could impact our communities.

As we enter this new year, we wanted to share updates on pending bills that have the potential to impact Community Associations. While these bills have not yet passed, it is important for us to stay ahead of any legislation being proposed so that we are aware of any potential impacts before they happen, and we can reach out to legislators to show our support or share our concerns about any of the bills being considered.

Please see below to learn more about the pending legislation we are monitoring as of February 9, 2026. **For a full understanding of everything in the legislation, we recommend reviewing the full bill text by clicking the name of each bill**, as the high-level summaries do not cover every item included.

### **PENDING 2026 FLORIDA LEGISLATION:**

#### **1. Governing Documents, Conflicts, and Association Court ([HB 657](#))**

HB657 would require dissolved HOA governing documents to be officially terminated in county records, mandate new conflict-of-interest disclosures, and require certain statements to be added to governing documents by 2027. It also creates a community association court program for disputes, mediation, and arbitration. This means that associations would face major compliance and document-update costs, expanded disclosure requirements, and new dispute resolution processes.

## **2. Annual Per-Parcel Fee (SB 908)**

SB 908 would require HOAs with more than two parcels to pay \$4 per parcel each year to the Division of Florida Condominiums, Timeshares, and Mobile Homes. Associations that fail to pay would face a 10% penalty and lose the ability to pursue court actions until paid. This would create a new annual compliance cost and could limit enforcement or collections if fees are missed.

## **3. Licensed Management Requirement (SB 822 / HB 465)**

SB 822 / HB 465 would require associations with \$500,000+ in annual revenue, or multi-condominium properties, to hire a licensed community association management firm by 2027. This would mean that large associations that self-manage or use unlicensed providers would need to transition to licensed management.

## **4. Audioconference Meetings and Recordings (SB 1744)**

SB 1744 would formally allow audioconferencing for board and member meetings and require recordings to be kept as official records and made available to members. This would increase meeting flexibility but adds new recording, storage, and access requirements.

## **5. HOA Ombudsman and State Oversight (SB 906)**

SB 906 would establish an Office of the Homeowners' Association Ombudsman within the Division of Florida Condominiums, Timeshares, and Mobile Homes to assist with election monitoring, dispute resolution, and education for homeowners' associations. This would mean associations must maintain online state accounts and regularly update information, and would significantly increase state oversight, reporting obligations, and exposure to complaints.

## **6. Audioconferencing (HB 1541)**

HB 1541 would allow audioconferencing for meetings and elections, particularly during emergencies, and requires audio recordings to be retained for one year. It would modernize meeting options but increase recordkeeping and technology requirements.

## **7. Irrigation and Watering Standards (HB 611 / SB 508)**

HB 611 / SB 508 would set statewide standards for landscape irrigation systems, requiring licensed contractors, permits, approved designs, and compliance with watering schedules. This would mean that HOAs with common-area irrigation would face new permitting, compliance, and potential cost increases.

## **8. Florida Nonprofit Corporation Act Updates (HB 797)**

HB 797 would revise statutes governing nonprofit corporations by renaming the law as the Florida Nonprofit Corporation Act and modernizing various administrative and

governance provisions, including governance, filings, and administrative processes. This bill is mostly procedural, with limited day-to-day impact on associations.

### **9. Roofing Materials (SB 924)**

SB 924 aims to regulate roofing materials allowable by homeowners' associations, potentially influencing construction and maintenance guidelines in residential communities. This could cause potential changes to architectural standards.

### **10. Professional Licensing Changes (HB 607)**

HB 607 would reorganize professional licensing under the Department of Business and Professional Regulation and modify licensing requirements. It is primarily administrative and may affect CAM licensing and renewals.