

**dj.gilmore@comcast.net**

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**From:** dj.gilmore@comcast.net  
**Sent:** Sunday, March 31, 2019 8:16 AM  
**To:** 'casey.coley@gmail.com'; 'jdshuttleworth@aol.com'; 'Bob Frechette'; 'flaboop@comcast.net'  
**Subject:** Email 19-006-2 More on SB 824 - HB 987

This should have been 19-006-2

Donna Gilmore  
[dj.gilmore@comcast.net](mailto:dj.gilmore@comcast.net)

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**From:** dj.gilmore@comcast.net <dj.gilmore@comcast.net>  
**Sent:** Sunday, March 31, 2019 8:11 AM  
**To:** casey.coley@gmail.com; jdshuttleworth@aol.com; 'Bob Frechette' <bobfrechette@comcast.net>; flaboop@comcast.net  
**Subject:** Email 19-005-2 More on SB 824 - HB 987

To Carousel Cove Homeowners,

Folks...

I have to admit I felt this item strained credibility when I first saw it yesterday; how could anyone think it would be a good idea to convert quiet residential communities to commercial tourist accommodations? But, after reading the actual language of this Senate Bill, that is effectively what could happen.

Under the guise of protecting "homeowner rights", this bill is really a stealth effort to perpetuate the AirBnB and Homeaway corporate business models where, increasingly, investor hedge funds are buying up blocks of residential properties in desirable regions to rent on these platforms. Community restrictions on rental agreements restrict the ability of these investors to maximize their profits. The state level pre-emption effectively nullifies community restrictions, allowing these "home owners" the unrestricted right to rent to any tenant for any term at any price.

I have included more information on these companion bills below. I hope you will take a moment to understand the implications and make your voices heard.

Casey

An overview on this item by ABC News: <https://www.abc-7.com/story/39983970/florida-bill-would-give-rental-property-power-to-the-state>

This from Donna DiMaggio Berger at Becker & Poliakoff (a local legal firm that serves HOA and Condo Association Boards):

**SB 824 – (Diaz)** provides that Florida property owners who choose to use their properties as a vacation rental have a constitutionally protected right to do so. This bill preempts all regulation regarding short term rentals like those marketed on Airbnb platforms to the state so local ordinances could not restrict vacation rentals. Local governments would not be able to require inspections or impose occupancy limits on vacation rentals and, frankly, the troubling use

of the word "regulation" might extend to a community's private covenants. Only statewide regulations could be imposed.

This bill is the result of a push by Airbnb and similar companies who are aggressively protecting their business model in the face of growing discontent amongst many cities and private residential communities who are passing local ordinances and regulations to protect the residential nature of their housing by restricting short term rentals.

The House companion to this bill is **HB 987 (Grant)**.

**This bill has been referred to the following committees:** Innovation, Industry, and Technology; Community Affairs; Appropriations.

These bills undermine the ability of local government and private residential communities to decide for themselves whether or not vacation rentals should be permitted or regulated within their boundaries without regard to the regulatory impact that results from allowing short term rentals.

Begin forwarded message:

**From:** <[don\\_griffin1@comcast.net](mailto:don_griffin1@comcast.net)>

**Subject: FW: ACT NOW: Protect Community Associations**

**Date:** March 30, 2019 at 11:41:43 AM EDT

**To:** "Casey" <[casey.coley@gmail.com](mailto:casey.coley@gmail.com)>, "Lynette Lobo" <[nettle.lobes@gmail.com](mailto:nettle.lobes@gmail.com)>, "Albert Diago" <[bermudalinkshoa@gmail.com](mailto:bermudalinkshoa@gmail.com)>, "Johnny Sims" <[jlsims39@gmail.com](mailto:jlsims39@gmail.com)>

To the presidents

The attached is a notice about proposed legislation change.

Purpose of the change is to override Condo and HOA rules regarding an owners right to rent.

If passed, an owner would no longer have to comply with association rules regarding rentals.

It would allow an owner to offer their unit on a daily basis if desired to AirBnB.

It likely would eliminate all procedures regarding background checks.

Time is of the essence, meeting is scheduled for Monday April 1, 2019

If you agree, I suggest you sent to all of your members so they may voice their opinion.

Thanks

Don

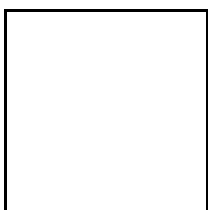
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**From:** CAI Florida Legislative Alliance <[government@caionline.org](mailto:government@caionline.org)>

**Sent:** Saturday, March 30, 2019 11:03 AM

**To:** [don\\_griffin1@comcast.net](mailto:don_griffin1@comcast.net)

**Subject:** ACT NOW: Protect Community Associations



Dear Donald,

We need you to contact the House Government Operations & Technology Appropriations Subcommittee to oppose [SB824/HB987](#). This bill purports to protect property rights of homeowners and preempt short-term vacation rental and leasing covenants in homeowners associations and condominiums. They would force HOAs and condos to accept short term vacation rentals such as Airbnb and Homeaway, SB824/HB987 are bad bills for Florida homeowners, HOAs, and condo communities.

**TAKE ACTION**

Take just five minutes to [send a customized email](#) to the subcommittee members urging them to oppose SB824/HB987. There will be a hearing on April 1, 2019, and time is of the essence. Please make your voice heard and help protect Florida community associations. Elected officials depend on constituent stories like yours to inform and defend their vote. Additional information below.

If you've already sent an email, please send another email, and forward this advocacy alert to your neighbors and/or community association clients.

**CONTACT US**

Please [take action today and email](#) the House Government Operations & Technology Appropriations Subcommittee urging them to oppose SB824/HB987. If you have any questions, please feel free to contact CAI's Government & Public Affairs team at [government@caionline.org](mailto:government@caionline.org) or (888) 224-4321.

Sincerely,

The CAI Florida Legislative Alliance.

P.S. - Below is a deeper dive of SB824/HB987 and how this bill would harm community associations.

**DEEPER DIVE ON SB824/HB987**

SB824/HB987 increases the rights of national real estate investment firms at the expense of homeowners. These firms are outbidding Florida families to purchase homes in homeowner associations for the purpose of generating revenue for their shareholders.

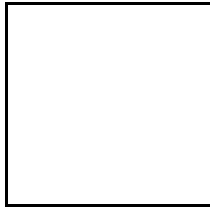
Proponents of this bill are attempting to take away the ability for residents to make decisions about leasing in your communities by pre-empting community associations covenants. **Communities could lose the ability to control the number of rentals in their community.**

Without limits on rental units owned by a single person or firm, the homeowner association model no longer works, and property values can plummet. Instead of each homeowner having an equal say in the covenants and bylaws, there could be large voter blocks created by a rental investment firm that does not even live in the community making decisions for the community.

Homeowners associations covenants and bylaws change to reflect the needs of the community. Amendments are proposed by homeowners in the community to protect the community's character and property values. Rental investment firms do not live in the community and should not have the power to dictate how the community operates.



[Unsubscribe](#)



**dj.gilmore@comcast.net**

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**From:** dj.gilmore@comcast.net  
**Sent:** Saturday, March 30, 2019 10:45 PM  
**To:** casey.coley@gmail.com; jdshuttleworth@aol.com; 'Bob Frechette'; flaboop@comcast.net  
**Subject:** Email 19-005 ACT NOW: Protect Community Associations

Folks... urgent item brewing in Florida legislature. Please review the following, consider the potential impact on our community and take action as requested if you are able.

Casey

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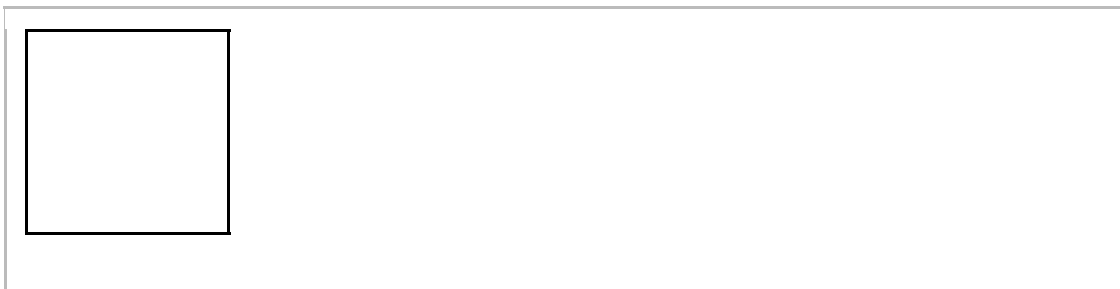
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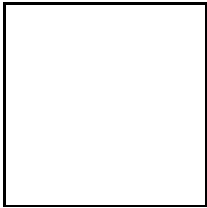
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