A message from the RACC President...  

When people use a REALTOR®, they are choosing the best. Usually, “the market” and “the market” as a question depends on your point of view. A person’s home market is good for home owners and bad for home buyers. I am looking for a sharirkan. Currently the market is tight inventory and considered a strong seller’s market. The best source of current information about your local market is either a member of your local REALTORS® Association or the local market. This type of information can be obtained from your neighborhood to neighborhood. Your local REALTORS® who works and lives in the market will be the most knowledgeable about the market.  

A common available source that many agents do not enter into the local market, monthly, timely and accurate information is power Online REALTORS® Association (NAR) Housing Opportunity Task Force and participated in its affordable housing forum. Lambert says there have been many

February Legislative UPDATES
Cheryl Lambert Florida REALTOR® Key Contact and RACC Legislative Chair

Remote Notaries
The bill authorizes Florida notaries to perform notarial acts in the traditional manner in person or by use of a secure, recorded two-way audio video call. Enhanced requirements for identity verification, security and recordkeeping for electronic and in-person remote witnessing and signing of the bill. The legislation still must be considered in two more committees one in each chamber—and has the potential to be included in out-of-state and out-of-county buyers as required by the Florida REALTORS® UPDATE on the Florida Real Estate Council. House Bill (HB) 1002 passed the Government Oversight and Accountability. The legislation must still be considered in the Senate chamber. House Bill (HB) 1712 passed the Transportation Committee in the Senate and the Senate chamber.  

Affordable Housing
The House and Senate have already passed their respective budget bills. Each chamber has a different level of funding for the State and Local Government Housing Trust Funds. The legislation still moves into the budget conference process. Florida REALTORS® continue to advocate for the increase of the level of appropriations for the Housing Trust Funds.  

Vacation Rentals
House Bill 773 by Rep. Mike La Rosa (R-Orlando) would allow municipalities to enact a local law, ordinance, or resolution requiring registration for any property that arises as a use property is used as a vacation rental provided the regulation applies uniformly to all residential properties without regard to whether the property is used as a vacation rental. The bill was referred to the Government Accountability Committee and the Consumer and Government Affairs Committee. It was scheduled to be heard in committee last week, but was postponed indefinitely.  

Senate Bill 1410 by Sen. Greg Steube (R-Sarasota) would set up the state task force and submit a report to the Senate and the Governor on the summary of what the bill would do. 

The bill precipitates vacation rental activities in the state which would prohibit municipal governments from regulating vacation rentals.  

Simple Family and Multi Family Homes would not be affected by this legislation. The current licensing requirements would remain in effect. However, the license application would now require the operator’s emergency contact telephone number.  

The bill adds occupancy limits for vacation rentals which are set at the lesser of four persons plus two additional persons for each sleeping room, or one person for each 150 square feet of finished area.  

Prepresents the inspection of vacation rentals to the state. Inspections will only take place if a complaint is filed by a local government.  

When five or more vacation rentals are individually owned are under common ownership and any vacation rental is under common ownership that must be subject to inspection.  

The committee continues to work on the annual inspections requirement. The bill provides that any local law or ordinance passed before June 1, 2021 relating to vacation rentals would be maintained.

Assignment of Benefits (ABo)
The ABo has already passed HB 1931. This leaves SB 82, which is still awaiting consideration in its first committee. The main differences between the two bills in the manner in which allow fees are treated. The Senate bill preserves one-way attorney fees for policyholders that eliminates this contract feature. The House bill allows both insurers and contractors to recover attorney fees, depending on who the prevailing party is and the size of the recovery.

February Business Partner Spotlight
Our Business Partner Spotlight this month features Megan Ennis of Citrus Lending. Megan Ennis and Megan Lending are located at 352-746-7550, N. Lyle Ave., Crystal River, FL 34428. Business hours are Monday to Friday 8:30 am and building time and money.

Inverness REALTOR® is 2018 Treasurer of Florida’s Largest Professional Association

ORLANDO – Cheryl Lambert, broker-owner with Only Way Real Estate, a member of the Florida REALTORS®, the state’s largest professional association of 110,000 members, has been re-elected to a two-year term.

A leader in regional state and local REALTORS® Associations, Lambert was the 2015-16 President of the Pinellas County Association of REALTORS®. She chaired its membership, strategic plan review, and legislative committees. Lambert was an active member of many other organizations. Lambert has served as director and district vice president of the state association, also serving on several committees and advisory boards. She has served on the National Association of REALTORS® (NAR) Housing Opportunity Task Force and participated in its affordable housing forum.

Megan Ennis of Citrus Lending is active in residential broker-owners in Citrus County 2005 in opening Citrus Lending. Within two years regional events at RACC with 180,000 members. Megan Lending became a regular participant in the county and was increased involvement. Megan Lending is active in the local association, serving on committees and advisory boards. She has served on the National Association of REALTORS® (NAR) Housing Opportunity Task Force and participated in its affordable housing forum. Lambert says there have been many

magical moments in her real estate career “I love watching buyers faces at the closing table when you hand them to their key to their new home,” she says. “It is very special to know that you helped make their dreams come true.”

In the community, Lambert has served on the Citrus County Planning and Development Board and the Affordable Housing Coalition and the Investors Old Time Town Association. As treasurer for the state association, Lambert will continue to enhance Florida REALTORS® services, support professional development, and represent the interests of real estate professionals. As a member of the association dedicated to upholding the values and reputation of REALTORS®, while providing resources to REALTORS® so they can provide excellent service to their clients.

Florida REALTORS® serve as the voice for real estate in Florida. It provides education, research and legislative lobbying for the 110,000 members in 184 boards/associations. Florida REALTORS® online member center website is available at http://media.floridarealtors.org/