



2026 Florida Legislative Requirements for Homeowners Associations

Florida Homeowner and Condo Associations are impacted by 2026 legislative updates to Chapters 718 and 720. Website requirements can be addressed through an HOA Start website!

Please refer to your governing documents or contact your association manager and/or association attorney for questions or clarifications on specific requirements for your community.

WEBSITES ARE REQUIRED FOR

- Condominiums with 25 or more units that do not contain timeshare units.
- HOAs with 100 or more parcels. The statutory deadline was January 1, 2025.

ITEMS REQUIRED ON YOUR WEBSITE

Condominium Associations (25+ units)

- Recorded declaration and amendments; recorded bylaws and amendments; articles of incorporation or other formation documents.
- Current rules; approved board minutes for the preceding 12 months; and video recordings or hyperlinks for covered video-conference meetings from the preceding 12 months.
- Executory contracts/documents and bids, including bid summaries for materials, equipment, or services exceeding \$500.
- Annual budget and proposed budget; financial report and monthly income or expense statement to be considered.
- Director certifications; certain director/officer contracts and transactions; conflict-of-interest documents.
- Unit-owner meeting notices and agendas at least 14 days before the meeting, plus documents to be considered at least 7 days before the meeting; board meeting notices and required documents.
- Structural and life-safety inspection reports; most recent structural integrity reserve study when applicable; building permits for ongoing or planned construction; affidavits required by Chapter 718.

Homeowners Associations (100+ parcels)

- Articles of incorporation and amendments.

- Recorded bylaws and amendments; declaration of covenants and amendments; current rules.
- Current executory contracts/documents and bids received within the past year after bidding closes.
- Annual budget and proposed budget; financial report and monthly income or expense statement to be considered.
- Current insurance policies.
- Director certifications required by statute.
- Certain contracts or transactions involving directors, officers, or entities in which a director has a financial interest.
- Conflict-of-interest or possible conflict-of-interest documents.
- Member meeting notices and agendas at least 14 days before the meeting, plus documents to be considered at least 7 days before the meeting.
- Board meeting notices, agendas, and required meeting documents by the applicable notice deadline.

HOA START WEBSITES SOLUTIONS:

HOA Start can help associations organize required records, notices, meetings, communications, and resident access in one place.

Login & Document Access

- Create protected member pages and document areas using email and password access.
- Website admins (board, property manager, committee, etc.) approve all member access requests to the website. Easy approval/denial option.
- Store governing documents, policies, budgets, minutes, agendas, disclosures, reports, and other association records in organized folders.



- Documents can be previewed or downloaded as PDFs on computers and mobile devices.

Meetings & Notices

- Use calendar or event tools to publish meeting dates, times, locations, and online meeting information.
- Share agendas and meeting documents through the newsfeed, documents, calendar, email, or text.
- Post meeting notices and supporting documents in member-accessible areas.

Communications

- Use online forms and electronic communications to request consent and distribute association notices.
- Send emails to residents and attach supporting documents such as PDFs and images.
- Use targeted communication tools to reach the appropriate resident or member group.

Payments

- Offer online payment options for dues, fees, fines, amenity charges, and other eligible transactions.
- Use one-time charges for fixed or variable fee amounts.

Voting

- Limit voting access to eligible owners through authenticated member access.
- Support owner verification and household-based access rules where configured.
- Create online proxy or candidate-information forms and publish candidate bios for member review.

Website Access Suspension

- Remove or restore access for residents through administrative access controls (tags) when permitted by association policies and governing documents.

Financials & Records

- Organize annual budgets, financial reports, reserve studies, and related records.
- Annual reports, budgets, etc., can be stored in a log-in required folder for owner access.

Member Directory

- Provide a login-only member directory with resident information, with controls for what residents choose to share.
- Allow administrators to export member information for association use, subject to applicable privacy requirements and internal policies.

Calendar

- Create multiple calendars for member meetings, board activities, inspections, or other groups.
- Use access controls or member groups to limit visibility where appropriate.

Hurricane Protection

- Florida law requires HOAs to adopt hurricane-protection specifications for structures or improvements governed by the association, and conforming applications may not be denied solely when they meet those specifications.
- HOA Start can provide a place to publish approved hurricane-protection standards, share related information, collect architectural requests, and communicate updates to residents.

Emergency Communications

- Use the website, newsfeed, email, and other available communication tools to share emergency information and association updates.
- Florida HOA law also provides emergency powers for certain meetings and operations during a declared state of emergency.

2026 Content Maintenance Check

- Review required-document folders and notices regularly.
- Keep meeting notices, agendas, supporting documents, director certifications, contracts, financial records, and other required records current.
- Use protected access and redact restricted information before posting required records.

Legal note: This document is an informational summary, not legal advice. Associations should review their governing documents and consult qualified Florida counsel for community-specific requirements.

How can we help?

Contact the Sales Team
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