

# HOAS: 2023 LEGISLATIVE CHANGES

- **House Bill 437**: These laws became effective on July 1, 2023.
  - Regardless of any restrictions currently in the governing documents, the Association cannot restrict parcel owners or tenants from installing, displaying, or storing any items on a parcel that are not visible from the parcel's frontage or an adjacent parcel, including but not limited to, artificial turf, boats, flags and recreational vehicles. Section 720.3045.
  - Regardless of any restrictions currently in the governing documents, homeowners have the right to display up to two flags, including the United States flag, the official flag of Florida, military branch flags, the POW-MIA flag, and first responder flags. The flags must be displayed in a respectful manner, including on freestanding flag poles. Section 720.304
  - Homeowners may install a freestanding flagpole no more than 20 feet high on any portion of the homeowner's property, as long as the flagpole does not obstruct sightlines at intersections and is not within an easement. Section 720.304.

