

Florida HOA Fine Process Handbook

A plain-English guide to the published sequence in Florida Statute 720.305

Founding edition • Free educational PDF • Last reviewed: August 17, 2026

This handbook provides general educational information, not legal advice. It is not a law firm, does not evaluate individual disputes, and contains no forms or personalized recommendations.

Primary source

Florida Legislature, §720.305. The official page displayed the 2025 codified statute when checked on August 17, 2026.

1. The published sequence

The board levies a proposed fine or suspension. Before imposition, it provides at least 14 days' written notice of the parcel owner's right to a hearing. A qualifying committee holds the hearing within 90 days after notice issuance and confirms or rejects what the board levied.

Within 7 days after the hearing, the committee sends written findings. When it confirms an uncured violation and fine, the payment date must be at least 30 days after delivery of that written notice.

2. What the written notice contains

The published text says the notice must describe the alleged violation, state the specific action required to cure it if applicable, and provide the hearing date and location. For a telephone or electronic hearing, it must include access information. The owner may attend by telephone or other electronic means.

The phrase 'at least 14 days' describes the written notice of the right to a hearing. The cited provision does not state a universal 14-day homeowner appeal-filing deadline.

3. Committee role and membership

The committee has at least three members appointed by the board. Officers, directors, employees, and specified close relatives of those people are excluded by the published text.

The board levies the proposed fine. The committee's role is limited to determining whether to confirm or reject it. If a majority does not approve the proposal, it may not be imposed.

4. Fine amount language

The published statute states a default limit of \$100 per violation unless the governing documents provide otherwise. For continuing violations, it permits a fine for each day with one notice and hearing opportunity, with a default \$1,000 aggregate limit unless the governing documents provide otherwise.

It also states that a fine of less than \$1,000 may not become a lien against a parcel.

5. Cure, findings, and payment timing

If the violation has been cured before the hearing or in the manner specified in the required notice, the published text says the fine or suspension may not be imposed.

Within 7 days after the hearing, the committee provides written findings. If it confirms the proposed fine and the violation remains uncured, it sets a payment date at least 30 days after delivery of the written findings notice.

6. Notice-to-hearing day counter

The free counter at floridahoappeal.com performs calendar-date arithmetic in the browser. It sends no selected dates to the site and returns no assessment of a notice, hearing, or fine.

Date arithmetic cannot determine how the statute, governing documents, delivery facts, or other law applies to a particular event.

7. Source notes

Controlling public text used for this edition:

Florida Legislature, Florida Statute §720.305

Professional-assistance directory:

Florida Bar Lawyer Referral Service

Editorial limit

This edition explains only the named published source. It omits sample letters, forms, case scoring, individual document review, recommended strategy, and predicted outcomes.

Review date: August 17, 2026. The official source controls over this handbook.