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PROPOSED AMENDMENTS TO SB 100

Sec. 29. 1. Except as otherwise provided in subsection 2, in a county whose population is 400,000 or more, a person who owns, or directly or indirectly has an interest in, one or more units within a planned community that are restricted to residential use by the declaration, may use that unit or one of those units for a transient commercial use only if:

(a) The governing documents of the association and any master association do not prohibit such use; and

(b) *Unless the planned community and one or more hotels are subject to the governing documents of a master association, ~~[Persons entitled to cast at least a majority of the votes in] the executive board of~~ the association and any master association **must** approve the transient commercial use of the unit~~[-]~~; and*

(c) *The unit is properly zoned and licsened by the local government for transient commercial use.*

2. A declarant who owns, or directly or indirectly has an interest in, one or more units within a planned community under the governing documents of the association that are restricted to residential use by the declaration, may ~~[not]~~ use that unit or ~~[one of]~~ those units for a transient commercial use *during the period that the declarant is offering units for sale within the planned community.*

3. The association and any master association may establish requirements for such use pursuant to subsection 1, including the payment of additional fees that are related to any increase in services or other costs associated with the transient commercial use of the unit.

4. As used in this section:

(a) "Remuneration" means any compensation, money, rent or other valuable consideration given in return for the occupancy, possession or use of a unit.

(b) "Transient commercial use" means the use of a unit, for remuneration, as a hostel, hotel, inn, motel, resort, vacation rental or other form of transient lodging if the term of the occupancy, possession or use of the unit is for less than 30 consecutive calendar days.

Proposed amendment submitted by:

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