

**Changes Made to Allow Two Flags to be Displayed and Items to be  
Stored on Property Regardless of Restrictions from Homeowners' Associations**

[House Bill 437](#) amends subsection (4) of section 718.113, Florida Statutes to include Patriot Day as one of the days condominium unit owners may display a United States flag. The bill also amends section 720.304, Florida Statutes, to allow homeowners to display up to two flags despite any prohibitions in the homeowners' association restrictions. The two flags allowed to be displayed include the United States flag, the official State of Florida flag, an armed forces flag, a POW-MIA flag, and a first responder flag (including law enforcement officer, firefighters, paramedics or emergency medical technicians, correctional officers, 911 public safety telecommunications, nurses, and those participating in a search and rescue program developed by the Division of Emergency Management, and federal law enforcement officers).

The bill creates section 720.3045, Florida Statutes, to prevent homeowners' associations from restricting homeowners or tenants from installing, displaying, or storing any items on land which are not visible from the front of the parcel or from adjacent parcels.

Section 720.3075 addresses prohibited clauses in homeowners' association documents and was amended to increase the number of flags that must be allowed from one to two flags, with the types of flags expanded to the flags identified in Section 720.304, Florida Statutes.

HB 437 was signed into law and became effective on July 1, 2023.