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FLORIDA REAL ESTATE PRINCIPALS, PRACTICES & LAW, 48TH EDITION

Page/Location		Was	Change to
<i>print</i>	<i>electronic</i>		
Pg. 24, Unit 2, new paragraph inserted above practice questions		Did not exist in book	<p><u>[NEW]</u> <u>License by Endorsement for Sales Associates</u> Effective July 1, 2024, real estate licensees from other U.S. states or territories who meet the requirements can apply for a Florida real estate license by endorsement. The applicants must have held a valid license to practice real estate in another U.S. state or territory for at least 5 years and be applying for the same license in Florida. The applicant must also prove that the license has been active within the last 2 years. Applicants must have passed the required national licensing exam in the same jurisdiction being used for qualification, have no pending disciplinary actions, and must have satisfied any sanctions from prior disciplinary actions. In addition to the application, the individual must send a certification of license history containing their initial license exam type, current license status, disciplinary information, and the number of valid months within the preceding five years. A copy of the statutes and/or rules</p>

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			that define the scope of work for the current license is also required. The applicant may be required to pass the Florida state law exam to obtain a Florida real estate license. The applicant may be subject to fees for the application, fingerprinting, and examination, payable to the appropriate vendor or agency. (see s.455.213(15)(a) and s. 455.2135, F.S.) To obtain more information, visit the website at https://www2.myfloridalicense.com/real-estate-commission/
Pg. 27, Unit 2, Figure 2.3 Summary of Education and Exam Exemptions		4-year degree in real estate or higher, Post education column shows Not Exempt	<u>4-year degree in real estate or higher, Post education column - Exempt</u>
Pg. 107/line 16		“Disclosures and Cancellation Period” and Figure 8.7, Unit 8),	Replace Figure 8.7 with Figure 8.8
Pg. 165 – Section 7.5			AS GENERAL INFORMATION TO UNDERSTAND THE CHANGES TO THE TEXT IN THIS SECTION OF UNIT 7: Effective July 1, 2025, Florida law added s. 83.505 of the Florida statutes allowing for landlords and tenants to deliver rental-related notices via email, provided both parties sign a specific addendum consenting to electronic communication.

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			The law requires clear voluntary opt-in language, allows revocation or email updates at any time, and considers emailed notices as delivered when sent unless undeliverable. It also updates several sections of Chapter 83 to reflect this new option, including how security deposits are handled, landlord obligations, and notice procedures for lease termination. The sender must retain a copy and transmission record of any electronic notice. This change does not restrict other lawful notice delivery methods.
Pg. 165/line 29		The notice must be given in person or by mail to the tenant.	Revised: The notice must be given in person or <u>delivered</u> by mail, or email as defined in s. <u>83.505, Florida statutes</u> , to the tenant.
Pg. 169/line 9		The notification must be in writing and be sent by certified mail to the tenant's last known mailing address.	Insert:be sent by certified mail to the tenant's last known mailing address, <u>or by email per s. 83.505, F.S.</u>
Pg. 170/line 20		The written notice can be mailed, personally delivered, or if the tenant is absent...	Insert: The written notice can be mailed or <u>emailed per s.</u>

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			<u>83.505, F.S.</u> , personally delivered, or if the tenant is absent...
Pg. 170/line23		...time limit begins from the time the notice is posted by mail or delivered at the....	Insert: ...time limit begins from the time the notice is posted by mail, <u>emailed</u> , or delivered at the...
Pg. 170/line 31		...the tenant written notice by certified mail of any claim on the tenant's security...	Revise: ...the tenant written notice by certified mail <u>or email, or by personal delivery</u> of any claim on the tenant's security..
Pg. 171/line 5		The notice may be mailed to or served on the tenant or posted..	Revised: The notice may be mailed <u>or emailed per s. 83.505, F.S.</u> , or served on the tenant or posted...
Pg. 192/lines 1-8		As of July 1, 2023, the law requires cooperatives with buildings at least three stories or higher to supply the following documents or a statement in conspicuous type, as shown in law, that either states it still needs to be completed or is not required by law: milestone inspection report, the association's most recent structural integrity reserve study (SIRS), and a turnover inspection report. If the buyer has not received these	Replace with: As of July 1, 2023, the law requires non-developer cooperatives to supply the buyer with previously mentioned documents in addition to the milestone inspection report (as required by law), the association's most recent structural integrity reserve study (SIRS), and a turnover inspection report. The buyer is to receive the required documents more than seven days before signing the

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		required documents before signing the contract, the contract for resale must include a clause stating that the buyer may cancel the contract within three business days of receipt of these required documents	agreement. The disclosure must include language as stated in the statute, the buyer's right to cancel within seven business days after executing the agreement and receiving the said documents.
Pg. 192/Figure 8.8		3 business days Residential resales of cooperative apartments and condominium units	7 business days Residential resale of cooperative apartments and condominium units
Pg. 192/lines 5-6		...with buildings at least three stories or higher to supply...	Revised: ...with buildings three habitable stories or more, or as determined by the Florida Building Code to supply...
Pg. 194/ line 3		...buyer may cancel the contract with three business days after ...	Revised:buyer may cancel the contract within seven business days after...
Pg. 198/line 26		There is a three-business-day cooling off...	Revised: There is a seven-business-day cooling off period...
Pg. 317, Unit 13, Lines 31-32		No commissions, brokerage fees, or buyer-broker fees may be charged to the veteran buyer.	DELETE SENTENCE – AS OF JULY 30, 2025 THE PRESIDENT SIGNED INTO LAW H.R. 1815 - VA Home Loan Program Reform Act (119th Congress) -
Pg. 409, Unit 18, lines 35-42		Owners of property that makes it a permanent residence for themselves or their dependents	Owners of property that makes it a permanent residence for themselves or their dependents may be eligible to receive a homestead exemption up to

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		may be eligible to receive a homestead exemption up to \$50,000, depending on the assessed value. The first \$25,000 exemption applies to all property taxes, including school district taxes. If your assessed value is over \$50,000, you may be entitled to an additional exemption up to \$25,000. However, it will only go toward city/county taxes (non-school). The maximum exemption for school district taxes is \$25,000. It is always good practice to direct your customers to their local property appraiser's office for questions regarding their entitled exemptions.	<p>\$50,000, depending on the assessed value. The first \$25,000 exemption applies to all property taxes, including school district taxes. If your assessed value is over \$50,000, you may be entitled to an additional exemption up to \$25,000. However, it will only go toward city/county taxes (non-school). The maximum exemption for school district taxes is \$25,000. It is always good practice to direct your customers to their local property appraiser's office for questions regarding their entitled exemptions.</p> <p>(add after the above paragraph for future editions)</p> <p>Effective January 1, 2025, the new section, Article XII, of the Florida Constitution, will require the value of the additional homestead exemption to be adjusted annually based on the Consumer Price Index (CPI) as reported by the U.S. Department of Labor, Bureau of Labor Statistics. The additional exemption of \$25,000 will be increased should the inflation adjustment be positive. The Department of Revenue will update its Data Portal page with the current tax year's adjustment starting with the 2025 tax year. Directing customers to their local property appraiser's office for questions regarding their entitled exemptions is always good practice.</p>

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