

## Blanket Receiverships May Help Homeowner Associations Too

By Daniel Vasquez

As I've written, condominium associations across South Florida and the state have begun in earnest to turn to court-appointed receivers to help fight against investor owners who rent out units but fail to pay regular monthly assessments.

The revenue lost from deadbeat investors has ravaged many associations and the owners they represent, even while many renters continue to pocket rent from tenants. And using court-appointed receivers to siphon those rent checks and turn them over the association to pay off delinquencies appears to be working for a growing number

of associations.

But a reader, Bob of Palm Beach County, asks: Can HOAs use this strategy too?

Yes, says Ben Solomon, an attorney with Association Law Group, the South Florida firm that came up with the "blanket receiverships" strategy, in which an association petitions a county court to appoint a single receiver with the authority to collect rents from tenants living in units belonging to multiple deadbeat investors (those in arrears now and those who may pop up in the future) via one court order.



**Ben Solomon Esq.,**  
Association Law Group P.L.

From Mr. Solomon: *Yes, our blanket receivership remedy is also available to HOAs pursuant to Florida Statutes, Chapter 720 and we already have many HOA clients that have successfully implemented such legal strategy.*

Solomon says Association Law Group, which filed for the first blanket receivership order in March, now has orders in effect for five HOAs and 20 condo associations.

