



910284

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/17/2023	.	
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The Committee on Fiscal Policy (Bradley) recommended the following:

**Senate Amendment (with title amendment)**

Delete lines 148 - 200

and insert:

(3) (a) An owner or owners of a building that is three stories or more in height as determined by the Florida Building Code and that is subject, in whole or in part, to the condominium or cooperative form of ownership as a residential condominium ~~association~~ under chapter 718 or ~~and~~ a residential cooperative ~~association~~ under chapter 719 must have a milestone



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11 inspection performed ~~for each building that is three stories or~~  
12 ~~more in height~~ by December 31 of the year in which the building  
13 reaches 30 years of age, based on the date the certificate of  
14 occupancy for the building was issued, and every 10 years  
15 thereafter. If a building reaches 30 years of age before  
16 December 31, 2024, the building's initial milestone inspection  
17 must be performed before December 31, 2024. If the date of  
18 issuance for the certificate of occupancy is not available, the  
19 date of issuance of the building's certificate of occupancy  
20 shall be the date of occupancy evidenced in any record of the  
21 local building official.

22 (b) The local enforcement agency may determine that local  
23 circumstances, including environmental conditions such as  
24 proximity to salt water as defined in s. 379.101, require that  
25 ~~If the building is located within 3 miles of a coastline as~~  
26 ~~defined in s. 376.031, the condominium association or~~  
27 ~~cooperative association must have a milestone inspection~~ must be  
28 performed by December 31 of the year in which the building  
29 reaches 25 years of age, based on the date the certificate of  
30 occupancy for the building was issued, and every 10 years  
31 thereafter.

32 (c) The local enforcement agency may extend the date by  
33 which a building's initial milestone inspection must be  
34 completed upon a showing of good cause by the owner or owners of  
35 the building that the inspection cannot be timely completed, if  
36 the owner or owners have entered into a contract with an  
37 architect or engineer to perform the milestone inspection and  
38 the inspection cannot reasonably be completed before the  
39 deadline or other circumstance to justify an extension.



40           (d) The local enforcement agency may accept an inspection  
41 report prepared by a licensed engineer or architect for a  
42 structural integrity and condition inspection of a building  
43 performed before July 1, 2022, if the inspection and report  
44 substantially comply with the requirements of this section.  
45 Notwithstanding when such inspection was completed, the  
46 condominium or cooperative association must comply with the unit  
47 owner notice requirements in subsection (9). The inspection for  
48 which an inspection report is accepted by the local enforcement  
49 agency under this paragraph is deemed a milestone inspection for  
50 the applicable requirements in chapters 718 and 719.

51           (4) The milestone inspection report must be arranged by a  
52 condominium or cooperative association and any owner of any  
53 portion of the building which is not subject to the condominium  
54 or cooperative form of ownership. The condominium association or  
55 cooperative association and any owner of any portion of the  
56 building which is not subject to the condominium or cooperative  
57 form of ownership are each ~~must arrange for the milestone~~  
58 ~~inspection to be performed and is~~ responsible for ensuring  
59 compliance with the requirements of this section. The  
60 condominium association or cooperative association is  
61 responsible for all costs associated with the milestone  
62 inspection attributable to the portions of a building which the  
63 association is responsible to maintain under the governing  
64 documents of the association. This section ~~subsection~~ does not  
65 apply to a single-family, two-family, or three-family dwelling  
66 with three or fewer habitable stories above ground.

67           ~~(4) If a milestone inspection is required under this~~  
68 ~~section and the building's certificate of occupancy was issued~~



69 ~~on or before July 1, 1992, the building's initial milestone~~  
70 ~~inspection must be performed before December 31, 2024. If the~~  
71 ~~date of issuance for the certificate of occupancy is not~~  
72 ~~available, the date of issuance of the building's certificate of~~  
73 ~~occupancy shall be the date of occupancy evidenced in any record~~  
74 ~~of the local building official.~~

75 (5) Upon determining that a building must have a milestone  
76 inspection, the local enforcement agency must provide written  
77 notice of such required inspection to the condominium  
78 association, ~~or~~ cooperative association, or any owner of any  
79 portion of the building which is not subject to the condominium  
80 or cooperative form of ownership, as applicable, by certified  
81 mail, return receipt requested.

82  
83 ===== T I T L E A M E N D M E N T =====

84 And the title is amended as follows:

85 Delete lines 11 - 18

86 and insert:

87 revising the deadline for milestone inspections of  
88 certain buildings; authorizing local enforcement  
89 agencies to make certain determinations relating to  
90 milestone inspections after a building reaches a  
91 specified age; authorizing local enforcement agencies  
92 to extend deadlines for milestone inspections under  
93 certain circumstances; authorizing local enforcement  
94 agencies to accept certain inspection reports under  
95 certain circumstances; deeming the inspections  
96 relating to such inspection reports a milestone  
97 inspection for certain purposes; revising costs that



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98           condominium and cooperative associations are  
99           responsible for; revising