

Evaluation of Florida's Mandatory Milestone Inspections

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Background:

Legislation was introduced in 2022, and implemented in 2023, to mandate milestone inspections for all non-exempt condominium and cooperatives statewide. The intention of the legislation is to promote the safety of aging buildings by ensuring that building owners are conducting the required maintenance and repairs to ensure the buildings are safe for their intended occupancy. The milestone inspection requirements are enforced, and relevant records maintained, at the individual jurisdiction level. The state does not provide centralized tracking of the program or a database for inspection reports.

Problem statement:

There is currently no centralized data being collected and analyzed on the new law that can be used to 1) refine its implementation or 2) assess the reported condition of non-exempt buildings across the state. This data can inform the state of the challenges that jurisdictions are facing in implementing the law and can be used to make necessary adjustments to the legislation, Chapter 18 FBC Existing Building, or the required inspection forms. In addition, certain details of the milestone inspection requirements (e.g., accounting for the impacts of coastal proximity, the appropriate age of milestone inspection initiation) may require further refinement to balance the burden of compliance on owners with the promotion of building safety.