**Bill Number:** HB 913

**Bill Effective date:** July 1, 2025

**Executive Summary**

Condominium and Cooperative Associations:

Prohibits a person whose community association manager license is revoked from having an indirect or direct ownership interest in, or being an employee, a partner, an officer, a director, or a trustee of, a community association management firm for a specified timeframe; requires a licensee to create and maintain an online licensure account with the Department of Business and Professional Regulation; requires a community association manager to identify on his or her online licensure account certain information; requires a licensee to provide specific information on his or her online licensure account; requires that such information be updated within a specified timeframe; requires a community association management firm to identify on its online licensure account the community association managers it employs to provide community association management services.

* The bill requires a board of county commissioners or municipal governing body to adopt an ordinance requiring that a condominium association schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report
* Require local enforcement agencies responsible for milestone inspections to provide to DBPR, by October 1, 2025, and December 31 every year thereafter, specified information relating to buildings required to have a milestone inspection.
* The bill requires DBPR to provide to the Office of Program Policy Analysis and Government Accountability (OPPAGA) all information obtained from the local enforcement agencies pursuant to the above provisions by a date specified, and in a manner prescribed, by OPPAGA. OPPAGA may request from a local enforcement agency any additional information necessary to complete the report.
* The division shall adopt by rule the form for the structural integrity reserve study in coordination with the Florida Building Commission.

**Impact:**

Florida Building Commission

**Section 4**

The bill amends paragraph (a) of subsection (3) of section 553.899, F.S., to limit the application of milestone inspection requirements to a building that is three habitable stories or more in height.

The bill amends subsection (11) of section 553.899, F.S., to provide that a board of county commissioners or municipal governing body *shall* adopt an ordinance requiring that a condominium or cooperative association and any other owner that is subject to this section schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report, and that the repairs must be commenced within 365 days.

The bill adds subsection (12) of section 553.899, F.S., to require that a conflict of interest exists for any person who performs a milestone inspection to provide or contract to provide services for the repair or replacement in milestone inspection, or to have a financial interest with the person or entity providing the repair or replacement services.

**Implementation:**

The Florida Building Commission would need to amend chapter 18 of the 8th Edition (2023) Florida Building Code, Existing Building to reflect the bill’s code related changes.

**Draft Code Language:**

**8th Edition (2023) Florida Building Code, Existing Building**

Chapter 18 Minimum Requirements for the Mandatory Milestone Inspections

Revise section 1801.2 to read as follows:

**1801.2 Scope.** An owner or owners of a building that is three habitable 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 under chapter 718 or a residential cooperative under chapter 719 must have a milestone inspection performed.

**Exception:** No change.

Revise section 1808.2 to read as follows:

**1808.2** **Repair.** A board of county commissioners or municipal governing body ~~may~~ shall adopt an ordinance requiring that a condominium or cooperative association and any other owner that is subject to this section schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report.