

MEMORANDUM

TO: Town Council
FROM: GrayRobinson, P.A.
DATE: October 27, 2025
SUBJECT: Ordinance 2025-008 – Inspections and Repairs for Condos and Coop Buildings

During the 2025 session, the Florida Legislature adopted revisions to Section 553.899 of the Florida Statutes – “mandatory structural inspections for condominium and cooperative buildings.” The revisions require that local governments establish procedures for the repair and milestone inspections of condominiums and cooperative buildings to ensure structural integrity.

Although not included in the ordinance, the revisions require local enforcement agencies to submit annual reports to the Department of Business and Professional Regulation relating to associations’ compliance with milestone inspection requirements.