

Surfside Legislation

New Law Addresses Building Safety

Increases Facing Condo Owners

Inflation

Insurance

Fire Sprinkler Retrofit

Reserve Study

Mandatory Reserves

Surfside Legislation

Special Session

Bill unanimously adopted by Senate on
May 24, 2022

Adopted by the House on May 25, 2022

Signed into law by the Governor May 26,
2022

Highlights of Surfside Legislation

- Condominium building with more than 3 stories.
- Milestone inspection required.
- Must be performed by a licensed architect or engineer.
- Must be performed within 30 years from date of Certificate of Occupancy (CO).
 - If building is within 3 miles of the coastline, milestone inspection must be performed within 25 years from the date of CO.
- Requires “local enforcement agency” to send notice to associations of the milestone inspection requirement.
 - The association has 180 days to perform Phase 1 inspection.

Multiple Phase Law

Phase 1

- Must be conducted by an architect or engineer.
- Perform visual inspection of the property.
- Undertake a qualitative assessment of the building's condition.
- Prepare written inspection report.
- Submit written report to the association and the local building official with jurisdiction.
- If Phase 1 inspection reveals no signs of structural deterioration, Phase 2 inspection is not required.

Phase 2

- Required if structural deterioration is noted.
- May require destructive testing, at the inspector's direction.

Phased Implementation

- Buildings that received a CO before July 1, 1992.
 - Must complete the first milestone inspection by December 31, 2024.
- Buildings that received a CO after July 1, 1992.
 - Must complete milestone inspection 30 years from the date of the CO.
- Buildings 3 miles from the coastline.
 - Must complete milestone inspection 25 years from the date of the CO.

Structural Integrity Reserve Study

**Effective
December
31, 2024**

An association may not vote to waive or reduce reserves for the items listed in the structural integrity reserve study.

Addresses

Roofs
Load bearing walls
Floors
Foundations
Fireproofing and fire protection systems
Plumbing
Electrical system
Waterproofing
Exterior paint
Windows
Any other item which exceeds \$10k in deferred maintenance cost