

KEY DIFFERENCES



FLORIDA MILESTONE VS MIAMI-DADE/BROWARD RECERTIFICATIONS

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WHAT IS A MILESTONE INSPECTION?

- Florida Statute 553.899 mandates structural inspections for condominium and cooperative buildings that are three stories or more or at least 50 feet in height.
- Must be performed by a licensed architect under FS Chapter 481 or an engineer licensed under FS Chapter 471.

BASIC PURPOSE OF THIS PROGRAM

- Get a set of trained eyes to inspect and determine how the building is aging.
- Determine any structural distress or safety issues.
- Recommend repairs, if any, so the building can continue to serve its purpose.

WHAT DOES A MILESTONE INSPECTION LOOK LIKE ?

PHASE 1

Phase 1 is a visual assessment of the building's structure that determines if evidence of substantial structural deterioration is present. Once Phase 1 is complete, a report is submitted to the local enforcement agency. If no signs of substantial structural deterioration are found, Phase 2 of the inspection is not required.

PHASE 2

Phase 2 is only performed if substantial structural deterioration was identified during Phase 1. A Phase 2 inspection may involve destructive testing to confirm if the building is structurally sound and safe, and will recommend a program for assessing and repairing the damaged portions of the building.

WHEN IS A BUILDING DUE FOR A MILESTONE INSPECTION?

First Milestone Inspection

- A building must undergo its first milestone inspection when it reaches 30 years of age.

Recurring Inspections

- After the initial milestone inspection, buildings must undergo re-inspections every 10 years

Which Buildings Are Required To Comply?

- Applies to condominiums and cooperative buildings that are three stories or higher.

When Does The Age of the Building Start?

- The age of the building is calculated from the date the Certificate of Occupancy (CO) was issued.

HOW MIAMI/BROWARD (LOCAL ENFORCEMENT) DIFFERS FROM FLORIDA

1. Inspection Timelines (When is it required?)

- **Miami-Dade County:** Required at 30 years (or 25 years if within 3 miles of the coastline) and then every 10 years after.
- **Broward County:** Same as Miami-Dade, the first recertification at 30 years (or 25 years if within 3 miles of the coast), followed by every 10 years.
- **Florida Milestone Inspection:** Statewide law applies to condos and co-ops that are 3 stories or higher, requiring an inspection at 30 years, then every 10 years after.

HOW MIAMI/BROWARD (LOCAL ENFORCEMENT) DIFFERS FROM FLORIDA

2. Types of Buildings Covered

- **Miami-Dade & Broward Recertification:** Applies to all buildings (residential, commercial, industrial) except single-family homes, duplexes, and certain minor structures.
- **Florida Milestone Inspection:** Applies only to condos and co-op buildings that are three stories or taller.

3. What is Evaluated?

- **Miami-Dade & Broward Recertification:** Structural & Electrical systems are required for recertification.
- **Florida Milestone Inspection:** Only the Structural Integrity is assessed.

HOW MIAMI/BROWARD (LOCAL ENFORCEMENT) DIFFERS FROM FLORIDA MILESTONE

4. Who Conducts the Inspection?

- **Miami-Dade & Broward Recertification:** Must be performed by a licensed engineer or architect. For Threshold Buildings, inspections must be conducted by a Florida-licensed structural engineer for the structural components and a Florida-licensed electrical engineer for the electrical systems.
- A **Threshold Building** is defined as any building that exceeds three stories or 50 feet in height, or has an assembly classification exceeding 5,000 square feet in area and an occupant content of more than 500 persons.
- **Florida Milestone Inspection:** The statute allows either a licensed professional engineer or a licensed architect to perform the inspection. However, because the Milestone Inspection primarily focuses on structural integrity, many building owners and condominium associations prefer a structural engineer.

BUILDINGS COVERED BY THE PROGRAM

Miami-Dade/Broward - All buildings and structures are covered, except:

- Single family residences and duplexes; or
- Agricultural exempt buildings; or
- Minor buildings 2,000 square feet or less and having an occupancy load of 10 or less based on the building code classification.

HOW THESE BUILDING CERTIFICATIONS AFFECT CONDO TRANSACTIONS

- 1. Potential Special Assessments:** If a condo association has failed an inspection, the building may require costly repairs, leading to special assessments on unit owners. Buyers should ask whether assessments have already been approved or are expected.
- 1. Financing Challenges:** Lenders may refuse to finance a condo purchase if the building has not passed its milestone or recertification inspection. Fannie Mae and Freddie Mac now require additional structural integrity documentation for condo loans.
- 1. Lower Property Value in Non-Compliant Buildings:** If a building has an outstanding milestone or recertification issue, unit values may decline, making sales more challenging.
- 1. Delays in Closing:** If an association has pending inspections or required repairs, the uncertainty can slow down the transaction or lead to buyer hesitation

MIAMI-DADE

Recertification
portal



BROWARD

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