



PALM BEACH



TOP LEGAL INSIGHTS & TRENDS

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MiamiRealtors.com

#1: BE A CONDO CONNOISSEUR

miamirealtors.com/condos

Landing page with guides on milestone inspections, SIRS, DBPR resources, link to the condo database, condo stats, and forms
EXCLUSIVE to members of MIAMI REALTORS®.

#2: CONDO LAW & FORM CHANGES ON THE HORIZON

- **HB 913**
 - Effective 7/1/25, a buyer's rescission period for residential condo resales will be 7 business days (not 3) under 718.503(2)(d) and (e), Fla. Stat.
- **LOOK OUT FOR AN UPDATED FR/BAR CONDO RIDER A**
 - Will include checkboxes for buyer and seller to negotiate who pays special assessments, and allows buyer to request additional condo documents from seller.

#3: JOIN THE LEGAL WHATSAPP

Your superpower is the ability to adapt to change!
And knowledge is power. Join the legal WhatsApp
group to get updates in real time!



#4: DON'T LET YOUR CHATBOT GET YOU SUED

There's a new wave of lawsuits claiming that the failure to include a disclaimer in chatbots is a violation of the FSCA. Get all the info you need to avoid and defend against these lawsuits here:

<https://bit.ly/chatbotlawsuits>

#5: IT PAYS TO KNOW YOUR FORMS

Don't make these common mistakes, which could cost you your compensation!



DON'T:

- **Attach a compensation agreement to a purchase and sale contract**
- **Write in compensation (if any) at the bottom of a purchase and sale contract**



INSTEAD, DO:

- **Use Rider GG (attach it to the purchase and sale contract when sending an offer - so that the offer is contingent upon figuring out compensation)**
- **Use a standalone compensation agreement (seller to buyer's broker or seller's broker to buyer's broker)**

- **FLORIDA REALTORS® COMPENSATION FORMS**

- *Not attached to purchase and sale contract!!!*
- Compensation Agreement – Seller to Buyer's Broker (CASB-1)
- Compensation Agreement – Seller's Broker to Buyer's Broker (CABB-1)
- If executed before the Sales Contract, then neither FF nor GG are necessary

- **FR/BAR ADDENDA**

- *Check box and attach to purchase and sale contract!!!*
- Rider FF – Credit Related to Buyer's Broker Compensation OR
- Rider GG – Seller's Agreement with Respect to Buyer's Broker Compensation (if any)

#6: WE'RE TRACKING FORM UPDATES SO YOU DON'T HAVE TO

We're tracking the updates to FLORIDA REALTORS®' forms so you don't have to. No changes in April or May. But there may be some coming soon if the Governor signs the condo bill into law.

Guide to FLORIDA REALTORS®' and
more forms EXCLUSIVE to members of MIAMI REALTORS®':

<https://bit.ly/MIAMIforms>

#7: SNEAK PEAK AT UPCOMING LEGAL EDUCATION

By request, stay tuned for the following upcoming classes:

- Secure the Bag: Compensation in Real Estate Transactions
- The Art of Tenant Screening: Tools, Tips & Legal Must-Knows
- Scam Survival 101
- Procuring Cause Puzzle: Who Gets Paid (or Not) & Why

#8: WHAT'S NEXT FOR MLS RULES (& WHAT WE NEED FROM YOU)

NAR released a new mandatory policy on “delayed marketing” options. Associations have until 9/30/25 to implement.

Spoiler alert: over the next 2 months, MIAMI REALTORS® will be meeting with YOU and your brokerages to get your feedback and to hear your concerns before the Corporate Board of Directors considers any potential changes. Stay tuned for a survey as well.



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QUESTIONS?

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ASK LEGAL!



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