

Comparison of Condominium Registries

This document provides a side-by-side comparison of the information required by the Miami-Dade County Community Association Registry and Florida's HB 913 (2025) for condominium associations.

Requirement	Miami-Dade County Registry (2022)	HB 913 (Statewide) (2025)
Association		
Applicability	Condo, Co-Op, HOAs (Ch. 718, 719, 720)	Condos Only (Ch. 718)
Creation of Database	Yes	(Rules Pending)
Association Name	Yes	Yes
Address of Condo Property	Yes (& legal description)	Yes (physical)
Mailing Address (& County)	Yes	Yes
Legal Description of Property	Yes	No
Association Telephone & Email	No	Yes
List of Officers and Directors	Yes (w/ contact info)	Yes
Property Manager Contact Info	Yes	Yes
Emergency Contact Info	Yes (must be different from property manager)	No
Association's Website Link	Yes (if available)	Yes
Corporate Seal Impression	Yes (if available)	No
Governing Documents (Declaration, Bylaws, etc.)	Yes	No
Requires Updates with 30 Days	No	May Require
Building/Construction		
Number of Buildings, Stories (Habitable and Uninhabitable), Units	No	Yes
Age Based on Cert. of Occupancy (CO)	No	Yes
Construction Commence w/in Common Areas	Yes	Yes
Planned Capital Projects	Yes	No
Building Permits	Yes	No
Location for Posting Building Permits	Yes	No
Structural Reports (last 10 years)	Yes	Yes (SIRS and milestone inspections)
Financials		
Most Recent Financial Statements	Yes	No
Most Recent Adopted Annual Budget	Yes	No
- Assessment Amount, including Regular & Special	Yes	Yes (including reserves)
- Purpose of Assessment (& Special)	Yes (special assessment includes schedule, dates, cost and source of funds)	Yes
Name of Financial Institution	No	Yes
Other		
Certificate of Insurance	Yes	No
Registration Deadline	February 1 annually	On or Before Oct. 1, 2025 (Rules Pending)
Registration Fee	\$50 plus \$1.50 per unit over 25 units	Not specified
Submission Platform	Miami-Dade County's online portal	Division of Florida Condominiums, Timeshares, and Mobile Homes
Source	Miami-Dade Code – 17D	HB 913 – Line 3165