

CONDO SUMMIT: ELEVATED LIVING



BEFORE YOU WRITE THE OFFER: FINDING CONDO RECORDS FAST



Danielle Blake,
Chief of Residential & Advocacy,
MIAMI REALTORS®

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Miami-Dade Department of Regulatory & Economic Resources Community Association Registry

About the Community Association Registration Process

The [Ordinance for Registration of Community Associations](#) requires condominium associations, cooperative associations and homeowners' associations governing real property located within incorporated and unincorporated Miami-Dade County to annually register with the Department of Regulatory and Economic Resources, Consumer Protection Division, in order to provide an easily accessible and centralized registry of documents such associations are generally required to maintain under Florida Statutes.

This database is being provided as an easily accessible and centralized repository of documents created by the community associations. The information appearing on this website and in this database is for informational purposes only and should not be used as a substitute for legal advice. It is not intended to supplant a user's due diligence. Users should consult with a legal advisor before taking any action based on information contained in the database or any site to which it may be linked.

Miami-Dade County does not warrant the accuracy or validity of such information or that it has been provided in its entirety and assumes no responsibility for errors or omissions in any document or other item contained in this database or on this website. No warranty of any kind, implied, expressed, or statutory, including, but not limited to, warranties of non-infringement of third-party rights, title, merchantability, fitness for a particular purpose or freedom from computer virus, is given with respect to the contents of this website, its database, or any links therein.

How to use the portal

This portal allows you to search the Community Association Registry from January 2023 to the present within the Department of Regulatory and Economic Resources' jurisdiction. Searches can be performed by folio, address, registration number, community association name, association type and status. To see all registrations in the system, click the "View all registrations" button. To request documents, [submit a public records request](#).

Q Enter Search Criteria

Community Association
Name

Registration Number

Community Association
Address

Folio Number

Municipality

Association Type

Registration Status

Enforcement Status

Q View all registrations

Q Filter

✕ Reset

SCAN TO ACCESS



Some of the Documents in the Database...

- Most Recent Financial Statements
- Most Recent Adopted Annual Budget
- Current Monthly Association Fees & Special Assessments
- Planned Capital Projects
- Structural Reports (Last 10 Years)
- Certificate of Insurance

Updated **February 1st** Each Year

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Miami Launches Nation's First Comprehensive Condo Transparency Database to Reassure Buyers

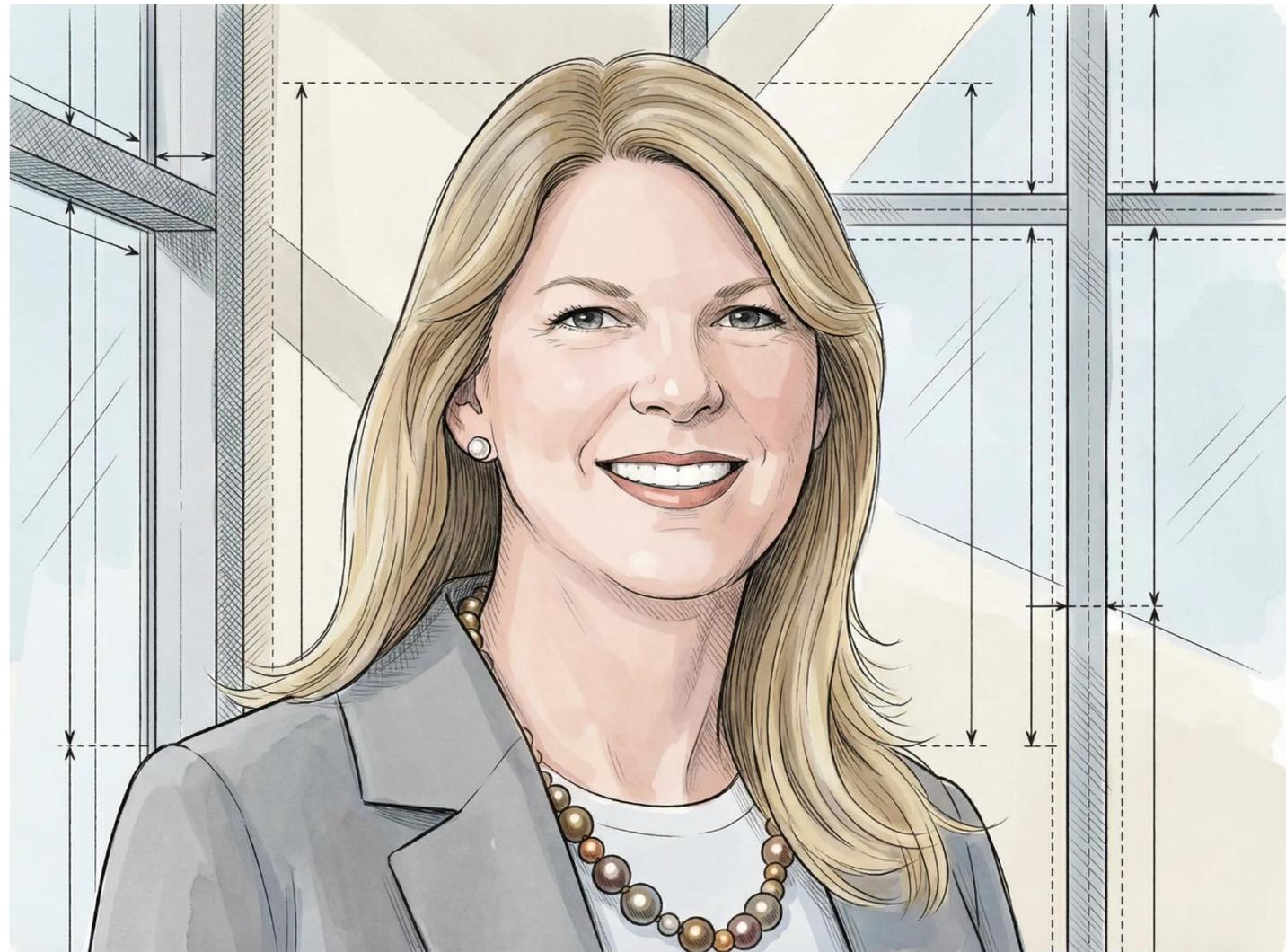
Written by:

[Steve Marcinuk](#)

Keycrew Journal

Date:

02 Feb 2026



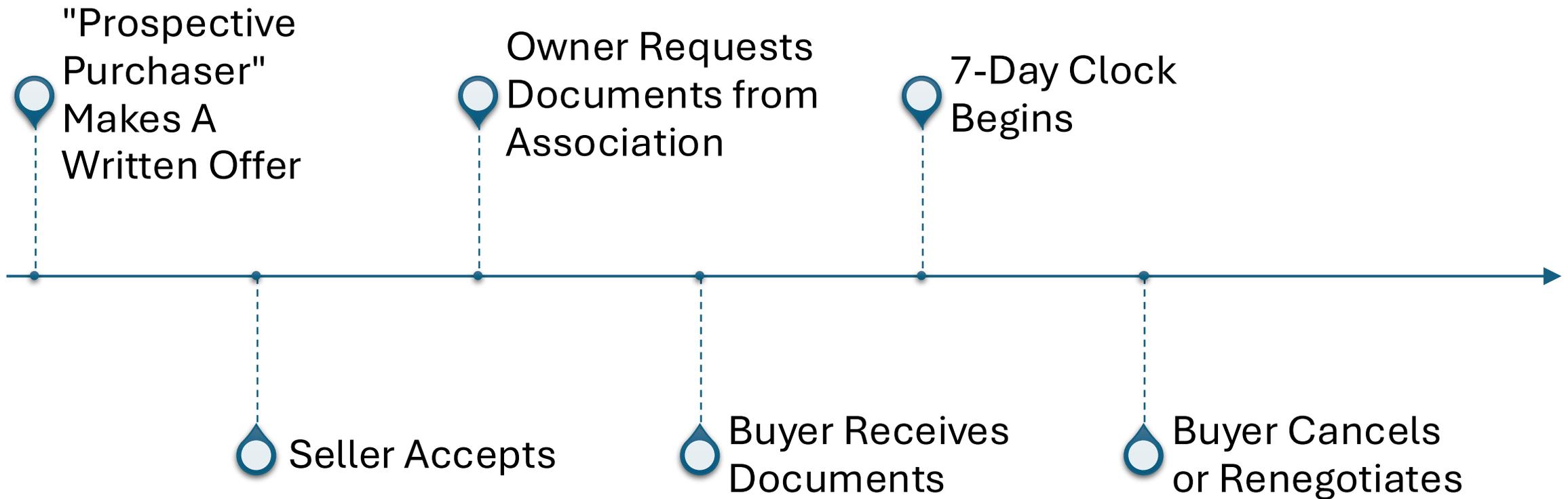
"Each **prospective purchaser who has entered into a contract** for the purchase of a condominium unit is entitled, at the seller's expense, to a current copy of all of the following..."

Sec. 718.503(2), F.S.

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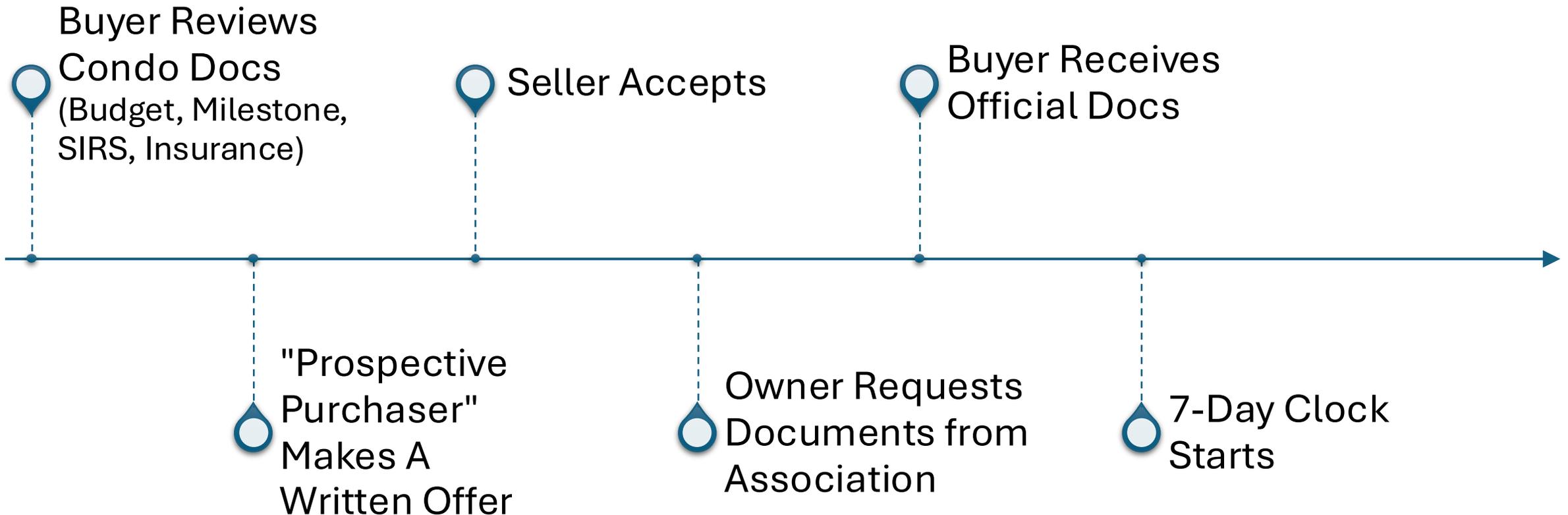
Timeline under State Law...



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Timeline in Miami-Dade & Hallandale Beach...



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If a person licensed under part I of chapter 475 provides to or otherwise obtains for a prospective purchaser the documents described in this subsection, the person is not liable for any error or inaccuracy contained in the documents.

Sec. 718.503(2)(c), F.S.