

## Insights

# Florida Condo Reform Bill Moves to Governor's Desk

Article

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06.19.2025

On Wednesday, June 18, 2025, at 1:20 PM, [CS/CS/HB 913](#) – a major piece of legislation addressing condominium association governance, management, and structural safety – was signed by legislative officers and formally presented to the Governor. The bill now awaits executive action.

The Governor has three potential courses: sign the bill into law, issue a veto, or allow it to become law without a signature. Regardless of the outcome, CS/CS/HB 913 represents one of the most comprehensive revisions to Florida's community association statutes in recent years.

### Key Provisions of the Bill

The bill spans hundreds of pages and introduces a series of notable reforms, including:

#### Structural Safety and Inspections

The bill extends the deadline for certain associations to complete Structural Integrity Reserve Studies (SIRS) to December 31, 2025, and imposes new compliance and reporting obligations for milestone inspections. Local enforcement agencies are required to report annually on inspection compliance to the Department of Business and Professional Regulation (DBPR).

#### Reserve Funding Flexibility

Legislators explicitly recognize reserve pooling, baseline funding plans, and the use of loans or lines of credit as acceptable funding mechanisms, providing associations with expanded tools to meet long-term financial obligations.

#### CAM Regulation and Oversight

Community Association Managers (CAMs) and management firms face stricter regulations, including a 10-year bar from industry participation following license revocation, enhanced conflict-of-interest standards, and new transparency obligations regarding association relationships and service contracts.

### Related Attorneys

[Alexander Dobrev](#)

[Shayla Johnson Mount](#)

### Related Expertise

[Mixed-Use, Condominium, and Multifamily Development](#)

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**Digital Governance and Recordkeeping**

The bill authorizes virtual board and member meetings via video conference and establishes new standards for digital records retention, access, and meeting notice procedures. Associations must also maintain updated online licensures and management disclosures.

**Transparency and Owner Access**

The legislation reinforces owners' rights to association records, expands requirements for financial disclosures, extends the jurisdiction of the DBPR to review official records, and adjusts voting and meeting protocols to enhance accessibility and responsiveness.

**Next Steps**

The bill's presentation to the Governor marks a critical point in its journey. Whether signed, vetoed, or allowed to take effect by default, CS/CS/HB 913 has the potential to reshape how Florida condominium associations operate in the years to come.

We will continue to monitor the bill's progress and provide updates once the Governor's decision has been announced.