

Insights

Florida Condo Reform Bill Signed Into Law

Article

Lowndes

06.23.2025

Courtesy of Ron DeSantis via X.

On Monday, June 23, 2025, mere days after being formally delivered to his desk, the Governor signed CS/CS/HB 913 into law, cementing one of the most substantial rewrites of Florida's condominium statutes in decades. After months of debate, drafting, amending, and nail-biting committee votes, the law is now official – and it's a big one. Associations, managers, developers, and owners: it's time to buckle up and read the fine print.

So... What Just Happened?

This comprehensive legislation spans almost 200 pages and introduces reforms aimed at improving transparency, financial integrity, and structural safety in Florida's condominium and cooperative communities. The changes range from the highly technical to the broadly transformational, but all roads now lead to compliance (not to mention the expansion of reporting and enforcement authority by the Division for the failure to comply!)

Key Provisions to Watch (and Possibly Rewatch in Your Next Board Meeting)

1. Structural Safety: SIRS & Milestone Inspections

- The deadline for completing required Structural Integrity Reserve Studies (SIRS) is extended to December 31, 2025, giving associations a bit more runway – emphasis on “bit.”
- Milestone inspections are mandatory for all condo/co-op buildings three stories or more, with newly defined enforcement rules and required disclosures about any potential conflicts of interest among inspectors and contractors.
- Local enforcement agencies must now submit annually milestone inspection compliance data to the state beginning December 31, 2025,

Related Attorneys

[Alexander Dobrev](#)

[Shayla Johnson Mount](#)

Related Expertise

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

[Real Estate](#)

and every year thereafter.

- Managers and management companies must also comply with milestone inspection and structural integrity requirements as directed by the board as part of the professional practice standards outlined in Section 468.4334, F.S.

2. Financial Planning Gets a Makeover

- Associations can fund required reserves using loans, lines of credit, or special assessments – but may first need to secure approval from a majority of voting interests.
- Reserve pooling is permitted (and encouraged in many cases), and the minimum cost threshold for certain statutory reserve items has jumped to \$25,000, adjusted annually for inflation (which amount will be determined annually by the Division and posted on the Division website starting February 1, 2026).

3. Community Association Manager (CAM) Oversight

- CAMs whose licenses are revoked are now barred from ownership, employment, or control of a CAM firm for 10 years – think of it as a professional “cooling-off” period.
- CAMs and CAM firms must maintain online licensure accounts with the DBPR and keep assignment information up to date.
- All management contracts must include a standard compliance clause – and can’t dilute statutory professional standards.

4. Digital Meetings & Records: Welcome to 2025

- Associations may now hold board and membership meetings via video conference, provided proper notice, access, and recordings are maintained.
- Voting may be conducted electronically, and meetings must include a physical location unless the bylaws say otherwise.
- Certain records must be digitally accessible via association websites or mobile apps. (Translation: if your records live in a locked cabinet next to the pool filter, now’s the time to upgrade!)

5. Conflict of Interest & Transparency Measures

- CAMs and CAM firms must now disclose any business ties to vendors and service providers. A bid over \$2,500 from a related party? That triggers a formal bid-solicitation requirement and conflict review.
- Management contracts may be terminated by associations if a conflict is found or if licensing lapses midterm – no board vote required.
- Owners now have clearer rights to access records and use portable devices to make copies.

What Happens Next?

Many of HB 913’s provisions take effect immediately, while others have staggered implementation timelines. Associations should work closely with counsel, management, engineers, and financial advisors to ensure timely compliance. Now is the time to review inspection schedules, budgets, meeting procedures, and digital infrastructure.

This new law promises to raise the bar for governance and safety across Florida's multifamily communities – and there's no doubt it will shake up long-standing practices in the marketplace.

Stay tuned as implementation begins. And if it's been a while since your association reviewed its governing documents, contracts, or inspection calendar, now would be a good time to start.