

Serving Florida
110 E. Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301

Tel : (954) 210-7925
Fax : (954) 210-7926
www.reservestudy.com



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May 31, 2022

Greetings,

The recent passage of [Senate bill 4-D](#) in Florida was surprising. Many aspects to this wide-reaching legislation are positive steps forward for associations in the state of Florida, mandating “milestone” building structural inspections, regular Reserve Studies, and funding of Reserves on an ongoing basis. But with this rushed legislation there are a number of very troubling details making implementation very impractical, if not impossible. The legislation takes what our industry has known for decades as a Reserve Study and combined it with structural inspection requirements, attempting to create an entirely new product called a “Structural Integrity Reserve Study”. This new product, requiring a site inspection by an engineer or architect (and expanding the scope of what would need to be included in the analysis), will significantly increase the scope and therefore the cost of a Reserve Study.

Florida’s boards of directors, owners, and association managers need to understand that Structural Inspection Reserve Studies are a new creation. One has yet to be performed. To our knowledge, no current Reserve Study provider in Florida is offering any service meeting this definition at this time.

These same stakeholders also need to understand that the requirement to have such a Structural Integrity Reserve Study performed by 12/31/24 is going to be very difficult to accomplish due to the large number of Florida associations subject to this legislation and the limited number of engineers and architects available to assist in delivering this new product.

We are therefore encouraging patience at this time among current and prospective Florida Reserve Study clients. Association Reserves is one of many firms exploring strategic relationships with engineering and architectural firms in order to develop the staffing and pricing for this new product. Simultaneously, Reserve Study providers are working through all existing channels to remove structural inspection requirements from Reserve Studies, leaving them in the new milestone inspection requirements where they belong. This will also allow the full portfolio of credentialed Reserve Study providers in the state to work at full capacity and in compliance with National Reserve Study Standards.

As circumstances evolve, so will our company, so that we can continue to be the nation’s leading provider of the most accurate, easy to understand Reserve Studies available, making the present less stressful and the future more secure for our clients. We’ll continue to keep our clients and prospects up-to-date as this new legislation, and its inevitable revision, comes into focus.

Warm regards,

Will Simons, RS
President

Robert M Nordlund, PE, RS
Founder, CEO