



Florida House of Representatives

Representative Vicki L. Lopez

District 113

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June 6, 2025

To Florida's Condominium Associations subject to the SIRS and Milestone requirements,

It has been nearly four years since the tragic collapse of Champlain Towers South in Surfside, which resulted in the loss of 98 lives. As elected officials in the state of Florida, we have an incredible responsibility to our citizens to do everything in our power to prevent anything like that from ever happening again. As such, my colleagues and I have spent the last several years creating, refining and implementing new legislation to that end.

Beginning with SB 4-D, and following with SB 154, we have instituted new requirements for milestone inspections and structural integrity reserve studies (SIRS). These laws are for the public good, to protect lives and property by mandating expert evaluations of structures as they age, paired with a new emphasis on financial responsibility. Taken together, these measures will greatly reduce the risk of another Surfside tragedy, but only if those properties that are subject to the requirements take action to comply with them.

That being said, we, as your elected representatives, heard the financial concerns raised by our constituents since the law was enacted and have acted to address those concerns. During this year's legislative session, I sponsored House Bill 913 which addresses the financial impact on Florida's condominium associations by extending the SIRS compliance deadline to December 31st, 2025. We also provided clarity to the minimum amount of reserves that must be collected to comply. As such, it is the intent of the Florida legislature to ensure that all properties subject to the SIRS and milestone inspection requirements become compliant by the newly extended deadline of December 31, 2025, or potentially face new enforcement proceedings outlined in our most recent legislation which is expected to be signed into law in the coming weeks.

To be specific, the Department of Business and Professional Regulation Division of Florida Condominiums, Timeshares and Mobile Homes has been granted additional authority to investigate, to issue cease-and-desist orders for unlawful practices, to impose civil penalties, and to remove any or all the members of the Board of Directors for non-compliance. To ensure that compliance has been completed, an officer or director of the association must sign an affidavit acknowledging receipt of the completed SIRS and provide a statement to the Division stating the association has had their SIRS



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completed. Current Florida law stipulates that the forging of an affidavit is considered a third-degree felony, which may carry penalties of up to five years in prison, five years of probation, and a potential fine of up to \$5,000.

For too long, Florida's laws have not kept up with the modern realities of condominium and cooperative ownership, and it is time for us to change that. The milestone and SIRS requirements are not suggestions or best practices—they are laws intended to save lives, make buildings safer, and associations who do not comply will be held accountable.

Respectfully,

A handwritten signature in blue ink that reads "Vicki L. Lopez".

Vicki L. Lopez
State Representative
District 113