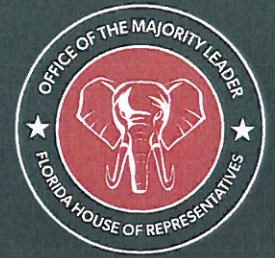


HB 7069

REPRESENTATIVE

PEREZ

CONDOMINIUM AND COOPERATIVE ASSOCIATIONS



It is important to make sure that Florida's condominiums and cooperatives are properly maintained in order to ensure the safety of Floridians and to prevent tragedies like the partial collapse of Champlain Towers South in Surfside.



MAJOR MESSAGES

- Would have protected Floridians, who deserve to know that they and their neighbors are safe in their homes.
- Would have improved our state's building code to ensure that aging residential condominiums and cooperatives are safe for occupancy.



CRUCIAL CONTEXT

- On June 24, 2021, Champlain Towers South, a 12-story beachfront condominium building in the Town of Surfside completed in 1981, partially collapsed, resulting in the deaths of 98 people.
- Several inspections revealed structural problems with Champlain Towers South, but the building's owners failed to make the necessary repairs.
- In Florida, there are over 900,000 condominium units that are over 30 years old, and these buildings will continue to age. Our state's geography and terrain make buildings especially vulnerable to structural deterioration. Current law does not adequately address the high number of aging condominiums. While many of these units are well maintained, it is important for Florida to remain vigilant to prevent future tragedies.



BILL BASICS

- Would have protected Floridians by creating a statewide building recertification requirement for condominium and cooperative buildings that are three stories or taller to be performed 30 years after initial occupancy or 25 years if the building is located within three miles of the coast.
- Would have required a more intensive phase 2 inspection if the recertification revealed substantial structural deterioration that negatively affects the building's general structural condition and integrity.
- Would have helped condominiums and cooperatives plan for necessary repairs and maintenance of structural and life-safety systems by requiring associations to complete a structural integrity reserve study every 10 years for their buildings three stories or taller.
- Would have empowered owners by providing that structural integrity reserve studies, recertifications, and phase 2 inspections are part of the official records of a condominium or cooperative, and must be provided to potential purchasers.

FLOOR VOTES HOUSE 114-0

STATUS

PASSED
HOUSE ONLY