



**Building and Development Review Services  
Milestone Inspections – FL Statute 553.899 (SB 154)**

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# History of the Statute



- ❑ **Following the Champlain Towers South collapse in Surfside FL on June 24, 2021, SB-4D was adopted in Special Session and signed into law on May 26, 2022 (FS 553.899) regulating structural inspections of condominiums & cooperatives, over 3 stories, of a certain age and requiring financial reserves**
- ❑ **Bill included numerous provisions signaling that the legislation would be updated**
- ❑ **Florida Building Commission (FBC) required to provide written report on recommendations to Governor by December 31, 2022**
- ❑ **Issues of capacity, standardization, timing/durations, enforcement and administration associated with original bill**

# Overview of FL Statute 553.899 (SB 154)



- ❑ **Two main provisions of Statute**
  - **Milestone Inspections**
  - **Structural Integrity Reserve Study (SIRS)**
- ❑ **Milestone Inspections – administration and enforcement responsibility delegated to the “local enforcement agency” (i.e. – local Building Division/Department)**
- ❑ **SIRS – administration and enforcement delegated to the Division of Florida Condominiums, Timeshares and Mobile Homes within DBPR**

# Milestone Inspections – Who & When



- ❑ **Who:** Applies to residential condominiums and residential co-op buildings 3-stories and higher, 30-years and older buildings having reached 30-years before July 1, 2022.
- ❑ **When:** The initial milestone inspection is due by December 31, 2024 and every 10-years thereafter (*\*For buildings that reach 30-years after July 1, 2022 and before December 31, 2024, the initial milestone inspection must be completed by December 31, 2025*)
  - ❑ Option for local enforcement agency to determine milestone inspection required at 25-years based on “local circumstances” (e.g. – proximity to salt water). Staff NOT recommending any deviation from 30-year threshold (State statute) based on Florida Building Commission report
  - ❑ Local enforcement agency may extend milestone inspection due date based on special conditions
  - ❑ Milestone Inspections consist of two phases and who is qualified to perform inspections

# Administering the Statute



- ❑ **Local Enforcement Agency (BDRS) must provide written notice of such required milestone inspection to qualifying condominiums and co-ops**
- ❑ **Phase One of the Milestone Inspection must be completed within 180-days after written notification and filed with local enforcement agency**
- ❑ **If Phase Two required, a progress report due within 180-days of Phase One including timeline for completion of Phase Two report**
- ❑ **The updated Statute still leaves ambiguity on deliverables, however, the Statute requires the Florida Building Commission (FBC) to incorporate a Building Safety Program within the Florida Building Code by December 31, 2024. Standardization of inspections, record maintenance and reporting forms will be included.**

**Staff recommends a limited scope ordinance to assist in administering the State statute**

# Pinellas County Inventory



- ❑ **Unincorporated Pinellas County  
189+/- Qualifying Residential  
Condo/Cooperatives over 30-years**
- ❑ **Current Interlocal Agreements with  
BDRS:**
  - ❑ Belleair Beach (8)
  - ❑ Belleair Bluffs (12)
  - ❑ Belleair Shore (0)
  - ❑ Indian Rocks Beach (41)
  - ❑ Safety Harbor (0)
  - ❑ Oldsmar (0)
- ❑ **Amend existing agreements to  
include reference to statute**

Municipality	1993 or Older	1994 - 1998	1999 or Newer	Total
BELLEAIR	8	3	1	12
BELLEAIR BEACH	8	-	-	8
BELLEAIR BLUFFS	12	-	1	13
BELLEAIR SHORE	-	-	-	-
CLEARWATER	102	4	32	138
DUNEDIN	61	1	3	65
GULFPORT	22	-	-	22
INDIAN ROCKS BEACH	41	1	24	66
INDIAN SHORES	49	3	20	72
KENNETH CITY	2	-	-	2
LARGO	21	-	15	36
MADEIRA BEACH	29	2	12	43
NORTH REDINGTON BEACH	9	-	3	12
OLDSMAR	-	-	1	1
REDINGTON BEACH	5	-	2	7
REDINGTON SHORES	15	-	8	23
SAFETY HARBOR	-	-	1	1
SEMINOLE	11	5	9	25
SOUTH PASADENA	35	-	1	36
ST PETE BEACH	41	4	6	51
ST PETERSBURG	110	5	39	154
TARPON SPRINGS	8	-	1	9
TREASURE ISLAND	37	1	20	58
UNINCORPORATED	189	6	15	210
<b>Total</b>	<b>815</b>	<b>35</b>	<b>214</b>	<b>1,064</b>

Unincorporated Pinellas County  
Interlocal Agreement Communities with BDRS

# Steps Completed



- ❑ **BDRS & PCCLB Research / info Gathering (5/26/2022 – present) including review of other municipality ordinances.**
- ❑ **GIS map model build-out**
- ❑ **Pinellas County database creation**
- ❑ **Issuance of Informational Letter to Condo / Co-op entities (10/14/22)**
- ❑ **On-going Coordination with Pinellas County municipalities – Recent participation at PCCLB Roundtable & Suncoast BOAF meeting**
- ❑ **Website Update (in-progress) – Educational Tool for condo/co-op associations and citizens**

# Recommended Ordinance Highlights



- Require self-registration for qualifying condominium associations and co-ops**
- Fee to recover costs associated with administering the program**
- Automated notifications at each step of the program**



# Next Steps



- ❑ **Technology Build-out – Accela /ePermit Hub configurations for administrative support**
- ❑ **Continue to consult with Pinellas County municipalities with a goal of uniformity in regulating the statute**
- ❑ **Utilize an ordinance to manage the administration of the statute including definition of fee(s) to account for cost of services**
- ❑ **Initiate drafting of Ordinance to bring back to BCC**