

## OMB Granicus Review

<b>Granicus Title</b>	An ordinance of Pinellas County, Florida providing for the administration of state statute FS.553.899 Mandatory structural inspections for condominium and cooperative buildings.				
<b>Granicus ID#</b>	24-0749A	<b>Reference #</b>		<b>Date</b>	18-APR-2024

**Mark all Applicable Boxes:**

Type of Review									
<b>CIP</b>		<b>Grant</b>		<b>Other</b>		<b>Revenue</b>	<b>X</b>	<b>Project</b>	

**Fiscal Information:**

<b>New Contract (Y/N)</b>	N	<b>Original Amount</b>	\$0
<b>Fund(s)</b>	1030	<b>Amount of Change (+/-)</b>	+\$67,375 FY24
<b>Cost Center(s)</b>	100200	<b>Total Amount</b>	\$67,375 FY24
<b>Program(s)</b>	1263	<b>Amount Available</b>	N/A
<b>Account(s)</b>	TBD	<b>Included in Applicable Budget? (Y/N)</b>	N
<b>Fiscal Year(s)</b>	FY24+		

### Description & Comments

(What is it, any issues found, is there a financial impact to current/next FY, does this contract vary from previous FY, etc.)

**Background**

Senate Bill 154 was signed into law on June 9, 2023 as Florida Statute 533.899. The bill revised the milestone inspection requirements in SB 4-D for condominium and cooperative buildings that are three or more stories in height.

**Summary**

The purpose of this ordinance is to facilitate the administration and enforcement of the milestone inspection program including recovery of staff costs through required fees for each milestone report. This will apply to unincorporated areas of Pinellas County and seven jurisdictions where the County serves as the Building Official subject to the terms of an interlocal agreement.

The department is proposing adding two fees to the Building Services user fee schedule by resolution at approval of this ordinance. The first fee would apply to Phase 1 Milestone Inspection Report submissions at the amount of \$275 each. The second fee would apply to Phase 2 Milestone Inspection Report submissions at the amount of \$275 each. This amount represents the cost of delivering this service for both staff time and a small amount of operating expenses such as certified mailing costs. This also compares to fees currently charged by other jurisdictions (City of Tampa \$285, Indian Shores \$300, Hillsborough County \$375). The department is anticipating a total of 245 Milestone Inspection Reports in CY2024 for a total revenue of \$67,375 from Phase 1 inspections. Phase 2 inspections have not been factored in as there is insufficient information at this point. Each year thereafter, through CY2030, is broken down as follows:

	2024	2025	2025	2026	2027	2028	2029	2030
	PRIOR TO 7/01/1992 DUE 12/31/2024	7/01/1992 TO 12/31/1994 DUE 12/31/2025	01/01/1995 TO 12/31/1995 DUE 12/31/2025	01/01/1996 TO 12/31/1996 DUE 12/31/2026	01/01/1997 TO 12/31/1997 DUE 12/31/2027	01/01/1998 TO 12/31/1998 DUE 12/31/2028	01/01/1999 TO 12/31/1999 DUE 12/31/2029	01/01/2000 TO 12/31/2000 DUE 12/31/2030
Belleair Beach	8	0	0	0	0	0	0	0
Belleair Bluffs	12	0	0	0	0	0	0	0
Belleair Shores	0	0	0	0	0	0	0	0
Indian Rocks Beach	37	4	0	0	0	0	0	0
Kenneth City	2	0	0	0	0	0	0	0
Oldsmar	0	0	0	0	0	0	0	0
Safety Harbor	0	0	0	0	0	0	0	0
Unincorporated PC	185	1	2	1	1	0	1	0
<b>TOTAL</b>	<b>245</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
Revenue	\$67,375.00	\$1,375.00	\$550.00	\$275.00	\$275.00	\$0.00	\$275.00	\$0.00

The department estimates each Phase 1 inspection report will take staff between 0.5 and 1.0 hours to complete and between 0.5 and 1.5 hours to complete Phase 2 inspection reports, which will have an effect on staff workload and capacity. However, the department does not anticipate needing contractual services to backfill assignments.

**Fiscal Impact**

The total estimated (additional) revenue to the Building Services Fund is \$67,375 in CY24, as outlined in the table above. This amount is not currently included in the FY24 budget nor the FY25 budget request.

**Analyst:**  
**Belinda Amundson**

**Ok to Sign:**