



Pinellas County

Staff Report

File #: 24-0751A, Version: 1

Subject:

Milestone fee schedule to support an ordinance of Pinellas County, Florida, providing for the administration of state statute FS.553.899 Mandatory structural inspections for condominium and cooperative buildings. (Regular Agenda Item that is companion to Item No. 40)

Recommended Action:

Adopt an update to the Building Services fee schedule to include Milestone Report fees to administer state statute FS.553.899 by resolution.

- The milestone program consists of a Phase 1 report and, if needed, a Phase 2 report. The requirements of each report are spelled out in the state statute and the Florida Building Code.
- Each report phase would have a specific fee to be processed at the time of submission.
- The fee associated with each report phase is based on the costs of administering the program, including covering the costs of staff.
- Fee for Phase 1: \$275.
- Fee for Phase 2: \$275.

Strategic Plan:

Ensure Public Health, Safety, and Welfare

2.1 Provide planning, coordination, prevention, and protective services to ensure a safe and secure community.

Foster Continual Economic Growth and Vitality

4.4 Invest in infrastructure to meet current and future needs

Summary:

SB 154 was signed into law on June, 9th 2023 as state statute FS.553.899 superseding SB 4-D regarding the requirements for mandatory and periodic structural assessments called "milestone inspections" for condominium and cooperative association buildings of three (3) stories or more of a certain age as measured by the date its certificate of occupancy was issued.

The fees associated with the milestone inspection reports will facilitate the administration and enforcement of the milestone inspection program.

The total estimated (additional) revenue to the Building Services Fund is \$67,375 in CY24.

Background Information:

On June 9th, 2023, the State of Florida adopted Senate Bill 4D (SB 4D), then SB154, creating chapter 553.899, Florida, Statute, requiring mandatory and periodic structural assessments called "Milestone Inspections" for all condominium and cooperative association buildings of three (3) stories or more of a certain age as measured by the date its certificate of occupancy was issued.

Within 180 days after receiving notice from the Pinellas County Building Division impacted condominium and cooperative associations must complete a phase one milestone inspection.

Phase one milestone report will be due December 31, 2024. Milestone staff will need to notify of inspection requirement by June 31, 2024.

Phase two milestone inspection will be required if any substantial structural deterioration is identified during a phase one inspection.

The County will establish a new fee to cover the cost of managing the milestone inspection report process as allowed by statute.

Fiscal Impact:

Zero fiscal impact based on costs of services to administer and enforce the state statute offset by milestone report fees.

Fees to be added to existing Building Services Fee Schedule by resolution at approval of this ordinance.

- The total estimated (additional) revenue to the Building Services Fund is \$67,375 in CY24

Staff Member Responsible:

Eve Spencer, Manager, Building Services

Partners:

N/A

Attachments:

Milestone Ordinance

Fee Schedule modification to include fees for the enforcement of the legislation and ordinance (Milestone Report Fee - \$275/phase report).