



Village of Palm Springs  
Planning Zoning & Building Dept.  
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## CONDO/HIGH RISE INSPECTIONS AND REPORTING

New state law requires reporting and inspections for condos, co-ops, apartments.

Your condo or cooperative building is now required to file identifying information with the states Division of Florida Condominium, Timeshares and Mobile Homes by January 1,2024, and will likely require a safety inspection to be filed with the Village of Palm Springs Building Official.

In response to the Surfside condo collapse in Miami-Dade County in June of 2021, Florida has a new law requiring a periodic building inspection for many condominium, cooperative and apartment building structures.

Village residents who live in buildings three stories or taller are asked to ensure that their building manager, property association manager, homeowner association manager, or other person, board or committee that oversees building maintenance, is aware of the new law and is responding appropriately.

### **Building inspection**

- The law requires that a condominium or cooperative must have a “milestone inspection” performed for each building that is 3 stories or more by December 31<sup>st</sup> of the year in which the building reaches 30 years of age and again every 10 years thereafter.
- If the building is located within 3 miles of a coastline, the inspection must be performed by December 31 of the year in which the building reaches 25 years of age, and every 10 years thereafter.
- If a building’s certificate of occupancy was issued on or before July 1,1992, the building’s initial milestone inspection must be performed before December 31,2024.
- The structural Safety Inspection report form must be completed in its entirety and submitted with the milestone inspection report as a cover sheet.

### **Two phases for inspections**

The milestone inspection consists of two phases: The first phase is a visual inspection by a licensed architect or engineer: If substantial structural deterioration is identified, the second phase commences, including a full assessment of the areas of structural distress.

### **Submit inspection reports to Village Building Official**

Phase one and two reports must be submitted to the Village of Palm Springs building official. For questions or concerns about the requirements, email the Village of Palm Springs Planning Zoning and Building Department at [lcabrera@vpsfl.org](mailto:lcabrera@vpsfl.org).

**REQUIRED: File basic building and contact information with state by January 1<sup>st</sup>.**

The new state law also requires all affected buildings (those 3 stories or higher) to report basic identifying information by January 1<sup>st</sup>. Florida Statute 718.501(3)(a) requires all condominium and cooperative associations with buildings 3 stories or higher to file a report with important identifying information with the Division of Florida Condominium, Timeshares and Mobile Homes on or before January 1,2023. The Division is part of the Florida Department of Business & Professional Regulation (DBPR).

The information needed by the State Division is:

- Contact Name, Phone Number, and Email Address.
- Name of Project.
- Project License#.
- The number of buildings on the condominium property are three (3) stories or higher in height.
- The total number of units in all such buildings.
- The addresses of all such buildings.
- The counties in which all such buildings are located.

**How to file the information with the State DBPR**

To file the required information, which creates a record of your building with the Division of Florida Condominium, Timeshares and Mobile Homes, visit the [DBPR's Condominiums and Cooperatives Building reporting page](#).