

**2022 Legislature SB 4-D**  
**(Sections 223 to 255)**

223 (3) A condominium association under chapter 718 and a  
224 cooperative association under chapter 719 must have a milestone  
225 inspection performed for each building that is three stories or  
226 more in height by December 31 of the year in which the building  
227 reaches 30 years of age, based on the date the certificate of  
228 occupancy for the building was issued, and every 10 years  
229 thereafter. If the building is located within 3 miles of a  
230 coastline as defined in s. 376.031, the condominium association  
231 or cooperative association must have a milestone inspection  
232 performed by December 31 of the year in which the building  
233 reaches 25 years of age, based on the date the certificate of  
234 occupancy for the building was issued, and every 10 years  
235 thereafter. The condominium association or cooperative  
236 association must arrange for the milestone inspection to be  
237 performed and is responsible for ensuring compliance with the  
238 requirements of this section. The condominium association or  
239 cooperative association is responsible for all costs associated  
240 with the inspection. This subsection does not apply to a single  
241 family, two-family, or three-family dwelling with three or fewer  
242 habitable stories above ground.

243 (4) If a milestone inspection is required under this  
244 section and the building's certificate of occupancy was issued  
245 on or before July 1, 1992, the building's initial milestone  
246 inspection must be performed before December 31, 2024. If the  
247 date of issuance for the certificate of occupancy is not  
248 available, the date of issuance of the building's certificate of  
249 occupancy shall be the date of occupancy evidenced in any record  
250 of the local building official.

251 (5) Upon determining that a building must have a milestone  
252 inspection, the local enforcement agency must provide written  
253 notice of such required inspection to the condominium  
254 association or cooperative association by certified mail, return  
255 receipt requested.