



City of Tampa
Jane Castor, Mayor

**Development & Growth Management
Construction Services Division**

2555 E Hanna Ave
Tampa, Florida 33610
Office: (813) 274-3100
Fax: (813) 259-1712

January 12, 2024

SENT VIA CERTIFIED MAIL RETURN RECEIPT

(Condominium/Consortium association name and address)

To Whom It May Concern,

On May 26, 2022, Governor Ron DeSantis signed into law Senate Bill 4-D related to building safety within the State of Florida, specifically the requirement for condominiums and cooperatives to conduct milestone inspections at specified times during the life of the building. Pursuant to Florida Statutes 553.899, mandatory structural inspections for condominium and cooperative buildings must be completed by December 31, 2024, to ensure that such buildings are safe for continued use.

Local municipalities are responsible for notifying condominium associations or cooperatives that they must perform milestone inspections on condominiums that are more than two stories in height and reach 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. The purpose of the milestone inspection is to determine if substantial structural deterioration has occurred to any of the buildings meeting these criteria, in order to ensure the safety of residents living in older structures. The full version of the statute may be reviewed at the Florida Legislature (<http://www.leg.state.fl.us/>).

Based on the City's records, your building satisfies the criteria as contained within Florida Statutes, 553.899 and therefore, the City of Tampa, Construction Services Division, is notifying you that a phase one milestone inspection is required to be completed by your association for your building by **December 31, 2024**.

This phase one milestone inspection report must be performed, signed, and sealed by a licensed State of Florida design professional (engineer or architect) and must certify that the building is in a structurally sound condition, or identify the areas that are suspected of not being structurally sound. At a minimum, the report shall include a summary of findings

and any recommended action/remediation/repair and shall state if unsafe or dangerous conditions were observed. If structural issues are found, a more detailed phase two milestone inspection will be required. Repairs outlined in the phase two milestone inspection report must commence within 365 days of the local enforcement agency receiving the phase two milestone report.

This letter is not intended to be a complete analysis of the statutory requirements or convey all your association's obligations under this new law. We recommend that arrangements for the milestone inspection begins as soon as possible. It is important to note that if your board fails to perform these legally required inspections and perform any corrective actions identified in the milestone inspection phase two report within 365 days, the City of Tampa is authorized under this bill to take enforcement action up to and including prohibiting occupancy to gain compliance. Attached is the guide to upload the milestone inspection to our Accela permitting system. If you have any additional questions, please contact Construction Services via email at CSDLSP@tampagov.net or call (813) 274-3100, Option 1.

Sincerely,



John (JC) Hudgison

Chief Building Official

Construction Services Manager

Attachment