

Structural Integrity Reserve Study: Did You Know?



- Effective December 31, 2024, a residential condominium must have a structural integrity reserve study completed at least every 10 years after the condominium's creation for each building on the condominium property that is three stories or higher in height as determined by the Florida Building Code?
- A structural integrity reserve study is a study of the reserve funds required for future major repairs and replacement of the condominium property performed as required under s. 718.112(2)(g)?
- For a budget adopted on or after December 31, 2024, the members of a unit-owner controlled association that must obtain a SIRS may not determine to provide no reserves or less reserves than required for items listed in paragraph (g)?
- For a budget adopted on or after December 31, 2024, the members of a unit-owner controlled association that must obtain a SIRS may not vote to use reserves, or any interest accruing thereon, for any other purpose other than the replacement or deferred maintenance costs of the components listed in paragraph (g)?
- The SIRS must identify each item being visually inspected, state the estimated useful life and the estimated replacement cost or deferred maintenance expense of each item, and provide a reserve funding schedule with a recommended annual reserve amount that achieves the estimated cost or deferred maintenance expense of each item inspected by the end of the estimated remaining useful life of the item?
- The division can investigate complaints relating to the procedural completion of the SIRS?