

2026 FLORIDA MILESTONE & SIRS DEADLINE MAP

SOURCE-LINKED VERIFIED 2026-06-12 FS 553.899 / FS 718.112

FIG. 1 – STATUTORY CLOCK CHAIN • FS 553.899

From the notice letter to repair crews on site — six clocks, one chain

Every deadline below is keyed to the local enforcement agency's written notice. Day zero is the notice, not your calendar.

T + 0
CLOCK ZERO

Notice served. The local enforcement agency issues written notice by certified mail. Every clock below starts here.

[leg.state.fl.us • FS 553.899 (current text) • verified 2026-06-12]

+ 14 DAYS
OWNER NOTICE

Board notifies all unit owners of the required milestone inspection.

[leg.state.fl.us • FS 553.899 (current text) • verified 2026-06-12]

+ 180 DAYS
PHASE 1 REPORT

Phase 1 report due. The engineer delivers the sealed report plus a separate summary **directly to both the association and the building official** — that direct delivery is what defines completion.

[leg.state.fl.us • FS 553.899 (current text) • verified 2026-06-12]

REPORT
+ 45 DAYS
FILING & DISTRIBUTION

Board files the report with the building department and distributes the summary to unit owners — by mail or hand delivery, plus e-mail to owners who have consented.

[fsresidential.com/florida/news-events/articles/florida-milestone-inspections • verified 2026-06-11]

PHASE 1 RPT
+ 180 DAYS
PHASE 2 – IF
TRIGGERED

Phase 2 report due. If Phase 2 is triggered, the Phase 2 report must be submitted to the local authority within 180 days of the Phase 1 report.

[tampa.gov/construction-services/condo-recert • verified 2026-06-11]

PHASE 2 RPT
+ 365 DAYS
REPAIRS COMMENCE

Repairs must commence within 365 days of the Phase 2 report. **Counties may shorten this window.**

[leg.state.fl.us • FS 553.899 (current text) • verified 2026-06-12]

FIG. 2 — TRANSITION DEADLINES • FIRST MILESTONE INSPECTION

BUILDING	FIRST MILESTONE DUE	STATUS
CO on or before July 1, 1992 — reached 30 years before July 1, 2022	DEC 31, 2024	PAST DUE
30th anniversary between July 1, 2022 and Dec 31, 2024	DEC 31, 2025	PAST DUE
30th anniversary after Dec 31, 2024	DEC 31 OF THE 30TH-ANNIVERSARY YEAR	THEN EVERY 10 YRS

[flengineeringllc.com/understanding-floridas-new-condo-milestone-inspection-requirements + pmlawfla.com • verified 2026-06-11]

Buildings in the first two rows are already in violation if no compliant inspection is on file.

At least one county publishes a **coastal-shifted version of this table** — Collier's coastal CO cutoffs run **1997 / 1999 / 2000** (see county card).

[collier.gov Milestone Inspections — "Who is required?" • verified 2026-06-12 (same-day archive on file)]

FIG. 3A — SCOPE

Who is covered

Buildings of **3+ habitable stories** under Ch. 718 condominium or Ch. 719 cooperative ownership. Exempt: 1–4 unit buildings of 3 stories or fewer, and buildings not under condo/co-op ownership — though these **may still be subject to local recertification programs**.

[m2e.com/blog/florida-milestone-inspections-guide • verified 2026-06-11]

FIG. 3B — TRIGGER AGE

30 years — and the 25-year nuance

State default: **30 years from certificate of occupancy**. Under HB 1021 (2023/24), coastal local governments **may adopt** a 25-year trigger — there is **no automatic statewide "25 on the coast."** It is determined county by county — and at least one county **applies 25 in practice while its code leaves it to official discretion** (Collier — see county card).

[benlaubehomes.com/blog/florida-condo-milestone-inspection-law • verified 2026-06-11]

FIG. 4 — SIRS • FS 718.112

Structural Integrity Reserve Study — the second clock

SIRS is required **every 10 years**. As of **January 1, 2026**, waiving reserves for structural items is **prohibited** — SIRS funding is now a recurring annual-budget dependency, not a one-time study.

[flsenate.gov/laws/statutes/2025/718.112 • verified 2026-06-12]

FIG. 5 — REPORT CONTENTS • FS 553.899(8)(a)–(f)

What every milestone report must contain — the statute checklist

(a) Engineer / architect **seal and signature**

(b) The **type of inspection** performed

(c) Substantial structural deterioration: **identification, severity, recommended repairs**

(d) **Unsafe / dangerous** statement, per the Florida Building Code definition

(e) Recommended **preventive repairs**

(f) Items requiring **further inspection**

[leg.state.fl.us • FS 553.899 (current text) • verified 2026-06-12 • pinellas.gov confirms the same checklist]

FIG. 6 — PRIOR REPORT ACCEPTANCE

An inspection performed **before July 1 of the building's 30th-anniversary year** that "**substantially complies**" with the statute may be accepted — and the next 10-year cycle then runs **from the date of the accepted report**.

[staugbch.com/building/page/condo-milestone-inspections • verified 2026-06-11]

FIG. 7 — STATE OVERSIGHT LAYER

Local building officials file an **annual milestone compliance report with DBPR** — buildings, Phase 1/2 status, extensions, unsafe determinations. Your county's record rolls up to the state.

[myfloridalicense.com → how_to_locate_Annual_Milestone_Inspection_Report.pdf • verified 2026-06-11]

The state statute is the floor, not the ceiling. These jurisdictions publish their own rules on top of it — each line below is source-linked and date-stamped.

MIAMI-DADE

⚠ MOST COMPLEX

Runs its **own recertification program since 1975** (Ord. 75-34); aligned with the state framework on **June 1, 2022** following SB 4-D.

[miamidade.gov/global/economy/building/recertification.page • verified 2026-06-11]

Current rule: within **3 miles of the coast** + built **1998 or later** → recertification at **25 years**, then every 10. All other buildings (1993+) → **30 years**, then every 10. Older buildings already in the 40-year program (built ≤1982) **continue on their existing schedules**.

[miamidade.gov/global/economy/building/recertification.page + klineengineered.com + easternengineeringgroup.com • verified 2026-06-11]

Building Recertification Portal: violations, unpermitted work and unsafe structures are publicly searchable.

[miamidade.gov/global/economy/building/recertification.page • verified 2026-06-11]

The state milestone inspection and the local 40-year recertification are **separate obligations that run in parallel** — a management firm tracks both.

[cuetoengineering.com • verified 2026-06-11]

BROWARD

MIRRORS MIAMI-DADE STRUCTURE

Mirrors Miami-Dade's triggers: within **3 miles of the coast** → **25 years**; all others → **30 years**; then every 10. Maintains its **own recertification ordinance** with broader scope than the state baseline — **including electrical**.

[[miamirealtors.com PDF](#) — Luis Perez comparison guide • verified 2026-06-11]

PINELLAS

PORTAL REGISTRATION REQUIRED

Local **Ordinance No. 24-18** clarifies process, administration and enforcement.

[pinellas.gov/condo-milestone-inspections • verified 2026-06-11]

Mandatory portal registration: milestone filings go through the **Pinellas County Access Portal**; the county accepts reports for unincorporated areas plus listed municipalities (since **June 24, 2024**).

[pinellas.gov/condo-milestone-inspections • verified 2026-06-11]

In Pinellas, the process starts with portal registration — those who don't know this stall at the very first step.

TAMPA

HILLSBOROUGH • CITY-LEVEL INTAKE

City of Tampa runs its own **Construction Services intake** and applies the state baseline. Contact: CSDLSP@tampagov.net • (813) 274-3100. The city explicitly publishes the Phase 2 rule: **Phase 2 report due within 180 days of the Phase 1 report**.

[tampa.gov/construction-services/condo-recert • verified 2026-06-11]

City of Tampa ≠ unincorporated Hillsborough County — check your municipality.

COLLIER

RULE CHANGED TWICE IN TWO YEARS

Ord. 2022-42 → amended 2023-41 → amended 2024-48. Three of the rules below changed after first publication. This card reflects the codified text current through Ord. 2026-06.

[Collier Ord. 2022-42 (as amended by 2023-41 & 2024-48; codified Sec. 22-429, current through Ord. 2026-06) • base ordinance human-verified 2026-06-12 • amendments verified via Municode + BCC records 2026-06-12 • archived PDFs on file]

Trigger — code: the mandatory coastal 25-year trigger was removed by Ord. 2023-41 (SB 154 alignment) — the 25-year recertification is now at the **Building Official's discretion**.

[codified Sec. 22-429.A.1 • verified 2026-06-12]

Trigger — practice: the county's official page currently applies the coastal-25 schedule as published: **within 3 miles of saltwater → 25 years; beyond → 30**; then every 10. **Plan to the stricter practice; confirm with the Building Official.**

[[collier.gov Milestone Inspections page](https://collier.gov/Milestone%20Inspections) • live + same-day archive + human-verified 2026-06-12]

Phase 2 (changed 2023): within **180 days** of the Phase 1 report, the engineer must submit a **Phase 2 progress report with a completion timeline**; the Phase 2 report is due by that date. One 60-day extension possible.

[codified Sec. 22-429.D.2 / D.4 • verified 2026-06-12]

Repairs (narrowed 2024): permits must be applied for within **150 days** of the Phase 2 report; repairs must **commence within 365 days**; completion follows the active permit. One 60-day permit extension possible.

[codified Sec. 22-429.E.1 / E.4 / E.5 • verified 2026-06-12]

Fees: report fee **\$50 through Dec 31, 2025 → \$500 from Jan 1, 2026** (10×); extension fee \$150. Reports must use the FBC Existing Building Ch. 18 forms, filed through the county's **GMCD portal** — the design professional must be registered and added to the milestone record before anything can be uploaded.

[[collier.gov Milestone Inspections page](https://collier.gov/Milestone%20Inspections) — Fees, Extensions & Penalties • verified 2026-06-12]

The clock you didn't know about: while repairs are under way, the engineer's **safe-occupancy letter** filed with the Building Official is valid for **no more than 180 days** — repairs still ongoing means a new letter is due. Every cycle.

[codified Sec. 22-429.E.2 + collier.gov — If Repairs are Necessary • verified 2026-06-12]

Enforcement (unchanged): a violation is a **misdemeanor**, with fines up to **\$500** — and **each day constitutes a separate offense**. If repairs do not commence, **occupancy consequences** follow.

[Ord. 2022-42 Section Five • human-verified 2026-06-12]

Collier's rule changed twice in two years — who's tracking that for you?

LONGBOAT KEY

MANATEE / SARASOTA • MUNICIPALITY EXAMPLE

3+ stories and 30+ years → recertify by **Dec 31 of the 30th-anniversary year**, then every 10 years.

[<https://www.longboatkey.org/209/Building-Recertification> • verified 2026-06-11]

Separate application per building; report must be engineer-signed **and notarized**; **every page** of the report signed and sealed.

[<https://www.longboatkey.org/209/Building-Recertification> • verified 2026-06-11]

\$500 processing fee. Submit by e-mail (epanza@longboatkey.org), by mail, or in person (**501 Bay Isles Road**).

[<https://www.longboatkey.org/209/Building-Recertification> • verified 2026-06-11]

Why it's on this map: even a municipality — not just a county — can impose its own paperwork ritual, and its own fee.

ST. AUGUSTINE BEACH

ST. JOHNS • EXAMPLE

Publishes **prior-report acceptance rules** and confirms the **10-year cycle runs from the date of the accepted report**.

[staugbch.com • verified 2026-06-11]

FIG. 8 — STATE BASELINE APPLIES • AS VERIFIED 2026-06-11

No verified county overlay on file for these jurisdictions

Palm Beach STATE BASELINE	Orange STATE BASELINE	Sarasota COUNTY • STATE BASELINE	Lee STATE BASELINE
Charlotte STATE BASELINE	Pasco STATE BASELINE	Duval STATE BASELINE	Volusia STATE BASELINE

State baseline applies as far as we verified — county may impose stricter rules; verify with your local building department.

NEXT STEP

Run *your* building's dates.[**CONDOCLOCK.COM**](https://condoclock.com)

Pick a notice date — the statutory chain calculates instantly. County overlays, source-linked and date-stamped.

DOCUMENT	PREPARED BY	VERIFIED	STATUS
2026 FL MILESTONE & SIRS DEADLINE MAP	CONDOCLOCK	2026-06-12	NOT LEGAL ADVICE

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