

Condominium Associations



BILL NUMBERS

House Bill 255
Senate Bill 638

BILL SPONSORS

Representative Snyder
Senator Trumbull

COMMITTEE REFERENCES

House:

Civil Justice Subcommittee

Housing, Agriculture and
Tourism Subcommittee

Judiciary Committee

Senate:

Regulated Industries

Appropriations Ctee on Ag,
Environment and General
Government

Rules

Contact: Carol Bowen
cbowen@abcflorida.com

ABOUT THE BILL

The Statute of Repose is the clock that governs the period during which claims of alleged construction defects may be brought against a contractor and their team. It has been reformed multiple times in the state's recent history:

- In 2006 the SOR was reduced from 15 to 10 years after contractors reported an inability to maintain insurance coverage for their work due to the extended SOR period.
- In 2023 via SB 360 the SOR was reduced from 10 to 7 years and the triggers were simplified. This change resulted in increased predictability and transparency for Condo Owners, Condo Boards, Developers and Contractors.
- In 2024 Chapter 718.124 FS was amended to change the SOR Triggers specifically for condos. The amendment established that the SOR period does NOT start until turnover has taken place.
- This bill seeks to return predictability to the SOR process. Additionally, this legislation would require the recording of the date of turnover with DBPR. It would also instruct DBPR to house this information on a website accessible by the general public.
- Tying the start of the SOR period to condo turnover, returns us to a SOR starting point which is unpredictable.
- During the period between condo completion and turnover, the Developer maintains control of the building and is responsible for maintenance and upkeep. Additionally, the must participate in a final inspection before turnover can take place. This ensures that any issues are dealt with prior to turnover taking place.
- Please support HB 255 and SB 638

House Committee References:

Civil Justice & Claims Subcommittee:

Chair: Traci Koster

Vice Chair: Susan Plasencia

Ranking Member: Michele Rayner

Members: Albert, Antone, Berfield, Black, Blanco, Borrero, Daniels, Gottlieb, Joseph, Kendall, Nix, Oliver, Stark and Weinberger

Housing AG & Tourism Subcommittee:

Chair: Michele Salzman

Vice Chair: Peggy Gossett-Seidman

Ranking Member: Lindsay Cross

Members: Abbott, Albert, Booth, Cassel, Franklin, Hunschofsky, Long, Mooney, Partington, Persons-Mulicka, Redondo, Robinson, F., Tramont, and Tuck

Judiciary Committee:

Chair: Robert Brannan

Vice Chair: Webster Barnaby

Republican Whip: David Borrero

Democratic Ranking Member: Michael Gottlieb

Members: Albert, Alvarez, Anderson, Antone, Baker, Cassel, Chambliss, Daley, Fabricio, Joseph, Koster, Lopez, J, Maney, Plakon, Porras, Salzman, and Steele

Senate Committee References:

Regulated Industries Committee:

Chair: Jennifer Bradley

Vice Chair: Jason Pizzo

Members: Bernard, Boyd, Bracy Davis, Brodeur, Burgess, Calatayud, and Mayfield

Approps Committee on Ag, Environment, and General Government:

Chair: Brodeur

Vice Chair: Lori Berman

Members: Arrington, DiCeglie, Grall, Massullo, McClain, Pizzo, Rodriguez, Sharief, and Truenow

Rules:

Chair: Kathleen Passidomo

Vice Chair: Shevrin Jones

Members: Avila, Berman, Boyd, Bradley, Brodeur, Burgess, Burton, Davis, DiCeglie, Gaetz, Garcia, Grall, Harrell, Hooper, Martin, Osgood, Pizzo, Rodriguez, Rouson, Simon, Trumbull, and Wright