

Update on New Disclosure Requirements for Milestone Inspections and Structural Integrity Reserve Studies

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Department of
BUSINESS AND PROFESSIONAL REGULATION

RON DESANTIS, GOVERNOR



MELANIE S. GRIFFIN, SECRETARY

On June 23, 2025, Governor Desantis signed HB 913 into law. Except as otherwise provided in the act, effective July 1, 2025, new disclosure requirements are created for certain professional licensees when intending to bid to perform services related to milestone inspections and structural integrity reserve studies, as follows:

Milestone Inspections

- Architects and engineers who bid to perform milestone inspections are now required to disclose in writing to a condominium or cooperative association their intent to bid on services related to any maintenance, repair, or replacement which may be recommended by the milestone inspection.
- Any design professional (architect, engineer, interior designer, surveyor, or geologist) or licensed contractor who submits a bid to a condominium or cooperative association to perform *any* services recommended by a milestone inspection must disclose in writing to the association that they or their relative has an interest, directly or indirectly, in the firm or entity that performed the milestone inspection.
 - If the required disclosure is not provided, then the contract between the association and the design professional or contractor is voidable and the condominium or cooperative association can terminate the contract upon written notice to the design professional or contractor.
- Failing to provide required disclosures may constitute grounds for disciplinary action against a licensee under the applicable professional practice act.

Structural Integrity Reserve Studies

- Any design professional or licensed contractor who bids to perform structural integrity reserve studies is now required to disclose in writing to a condominium or cooperative association his or her intent to bid on any services related to any maintenance, repair, or replacement, that may be recommended by the structural integrity reserve study.

- Any design professional or licensed contractor who submits a bid to a condominium or cooperative association to perform services recommended by a structural integrity reserve study must disclose in writing that they or their relative has an interest, directly or indirectly, in the firm or entity that performed the structural integrity reserve study.
 - If the required disclosure is not provided, then the contract between the association and the design professional or contractor is voidable and the condominium or cooperative association can terminate the contract upon written notice to the design professional or contractor.
- Failing to provide required disclosures may constitute grounds for disciplinary action against a licensee under the applicable professional practice act.

To see the full statutory changes click [here](#).

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