

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



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**Bill Type and Number:** Ordinance 2023-145

**Introducer/Sponsor(s):** Council Member Diamond

**Date of Introduction:** February 28, 2023

**Committee(s) of Reference:** NCSPHS, LUZ

**Date of Analysis:** March 2, 2023

**Type of Action:** Ordinance Code amendment

**Bill Summary:** The bill amends Ordinance Code Chapter 328 – Milestone Inspection Regulations – to limit its applicability to commercial and residential buildings operating as condominiums or cooperatives.

**Background Information:** Ordinance 2022-842-E passed in December 2022 created the new Chapter 328 in response to a requirement passed by the Florida Legislature following the collapse of the Champlain Towers condominium that all condo and co-op buildings more than 3 stories tall must be inspected on a periodic basis. The bill created a Milestone Inspection Regulation program in the City with the requirement that all buildings taller than two stories be inspected and the results reported to the City for entry in a database, with the intent that should the state law be amended in the future to expand the periodic inspection requirement beyond condominiums and co-ops, the database would have already identified other buildings covered by the new requirement. This bill amends the chapter to make the inspection and reporting system applicable only to commercial and residential buildings operating as condominiums or cooperatives.

**Policy Impact Area:** Building safety inspections

**Fiscal Impact:** No impact to City

**Analyst:** Clements