



Division of Condominiums,  
Timeshares, and Mobile Homes

Compliance with  
HB 913 (2025) Requirements

December 1, 2025

## Executive Summary

Pursuant to the General Appropriations Act for Fiscal Year 2025–2026, part one of Specific Appropriations 2027, the Department of Business and Professional Regulation (Department) has prepared this report to provide information on condominium association compliance with certain requirements established by House Bill 913 (2025).

The report identifies three key measures of compliance among condominium associations under the jurisdiction of the Division of Florida Condominiums, Timeshares, and Mobile Homes (Division):

- The quantity of condominium associations that have submitted a structural integrity reserve study to the Division.
- The quantity of condominium associations that have created an online account with the Division.
- The quantity of condominium associations that have contacted the Division regarding failure to comply with the reporting requirements of the structural integrity reserve study pursuant to House Bill 913 (2025).

This report has been prepared in accordance with the directives of the General Appropriations Act and is submitted to the Chair of the Senate Appropriations Committee, the Chair of the House of Representatives Budget Committee, and the Executive Office of the Governor's Office of Policy and Budget.

## Condominium Associations

### Structural Integrity Reserve Study Submissions

A structural integrity reserve study (SIRS) is a budget planning tool that evaluates: the structural elements of a building that a condominium association is required to maintain, the status of the condominium's existing reserve fund, and the amount of funding needed to offset anticipated expenses. A SIRS is a type of reserve study used to ensure condo owners are reserving the funds needed for future major repairs and replacement of structural elements on the condominium property.

As of November 30, 2025, 7,836 condominium associations have reported completion of a Structural Integrity Reserve Study to the Division.

The Division also developed and launched a publicly accessible online database identifying associations that have reported completion of their SIRS. The [database](#), available on the Division's website, enhances transparency and provides valuable information to unit owners, prospective buyers, and the public.

Since implementation, the Division has continued to engage in targeted outreach to associations to address incomplete or inaccurate filings, strengthening data integrity and promoting uniform compliance across the state. These efforts reflect the Department's continued commitment to supporting the safety, transparency, and long-term sustainability of Florida's condominium communities.

### Online Account Creation

Effective July 1, 2025, all condominium associations in Florida are required to create and maintain an online account with the Division. The online accounts are hosted on the Department's Online Services Portal. In July 2025, the Division published step-by-step instructional guides for creating online accounts and submitting the information required by HB 913 (2025).

To ensure the public was aware of the new requirement, the Division sent out four mass email campaigns, as well as two written letter campaigns, reaching tens of thousands of board members, community association managers, and other industry partners.

Furthering the Division's mission to educate the public on new requirements related to Chapter 718, F.S., the Bureau of Public Engagement conducted internal training on the creation of online accounts and oversaw the Division's efforts to answer constituent questions and assist Florida's condominium communities in complying with this new requirement.

As of November 30, 2025, 16,104 condominium associations have created the required online account with the Division.

The deadline to create an online account with the Division was October 1, 2025. The Division is in rulemaking to fully implement its jurisdiction regarding online accounts and the information required to be submitted. To fully utilize the online account, other forms that were previously hosted on the Division's webpage, or maintained as paper forms, are being migrated to the Online Services Portal to improve accuracy of submissions and data collection.

### Inquiries and Notifications Regarding Noncompliance

While the Division has not received any formal notifications of noncompliance, it regularly receives inquiries from condominium associations seeking clarification regarding the structural integrity reserve study (SIRS) and related reporting requirements. The Division remains committed to assisting associations in understanding the statutory obligations and ensuring accurate and timely reporting of SIRS completion, including providing guidance and support for completing the online reporting submission process. Pursuant to HB 913 (2025), the deadline for associations to complete a SIRS is December 31, 2025.