

# COOPERATIVE CHEAT SHEET FOR HB 913



**Effective July 1, 2025**

NOTE: This outline is for educational purposes only. You should seek the advice of an attorney before taking action.

- **Inflation Adjustment for Reserve Threshold:** The requirement for the Division of Florida Condominiums, Timeshares, and Mobile Homes to annually adjust the \$25,000 reserve threshold for inflation, based on the Consumer Price Index, applies to cooperative associations under Florida Statutes §719.106.
- **Prudent Investment of Funds:** Provisions allowing boards of directors to make prudent investments in association funds, including certificates of deposit and depository accounts, apply to cooperative associations pursuant to Florida Statutes §719.104.
- **Funding Sources for Reserves:** The clarification regarding sources for reserve funding, such as independent assessments, special assessments, lines of credit, or loans, applies to cooperative associations under Florida Statutes §719.104.
- **Temporary Suspension or Reduction of Reserve Contributions for Milestone Repairs:** If a cooperative association governed under Florida Statutes §719.104 has completed a Milestone Inspection, it may delay performing a Structural Integrity Reserve Study (SIRS) for up to two consecutive budget years to focus financial resources on repair and maintenance recommendations from the inspection report.
- **Suspension of Reserve Contributions During a Natural Emergency:** If a local building official determines a cooperative building is uninhabitable due to a natural emergency, the board of the cooperative (under §719.104) may pause or reduce reserve contributions. These contributions must resume once the building is deemed habitable.
- **Conflict of Interest Disclosures – Milestone Inspections:** New rules requiring licensed architects or engineers to disclose in writing any intent to bid on a milestone inspection, to prevent conflicts of interest.
- **Reporting Requirements for Local Enforcement Agencies:** Local enforcement agencies responsible for overseeing milestone inspections are required to submit

annual electronic reports with specific building information (e.g., number of buildings inspected, inspection status).

- **Online Account and Annual Reporting:** All cooperative associations must create and maintain an online account with the Division by October 1, 2025, for annual reporting and to provide specific required information.
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**Thank you for your commitment to community associations!**

**We appreciate all board members, unit owners, managers, management companies and vendors.**

**Contact:**

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