

Milestone Inspections

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The Florida Legislature under Statute 553.899 finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.

Mandatory structural inspections known as “**Milestone Inspections**” are required for condominium and cooperative association buildings that are three stories or more in height and meet any of the following criteria:

- Within [three \(3\) miles of the coastline](#): **25** years of age based on the date the certificate of occupancy for the building was issued and every 10 years thereafter.
- More than three (3) miles of the coastline: **30** years of age based on the date the certificate of occupancy for the building was issued and every 10 years thereafter.
- Buildings past their milestone year: by December 31, 2024

Inspections must be performed by a licensed architect or engineer, authorized to practice in the state of Florida.

[What is a Milestone Inspection?](#)

[Requirements of Inspection Report](#)

[Milestone Inspection Process](#)

[2024 Milestone Buildings](#)