

MEMORANDUM

Agenda Item No. 11(A)(7)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 6, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution urging the United States Congress to enact H.R. 9569, the Making Condos Safer and Affordable Act of 2026, or similar legislation, that expands access to financing for necessary structural and safety repairs for condominiums

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Senator René García.



Geri Bonzon-Keenan
County Attorney

GBK/wm

MDC001



MEMORANDUM (Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 6, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(7)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(7)
10-6-26

RESOLUTION NO. _____

RESOLUTION URGING THE UNITED STATES CONGRESS
TO ENACT H.R. 9569, THE MAKING CONDOS SAFER AND
AFFORDABLE ACT OF 2026, OR SIMILAR LEGISLATION,
THAT EXPANDS ACCESS TO FINANCING FOR NECESSARY
STRUCTURAL AND SAFETY REPAIRS FOR
CONDOMINIUMS

WHEREAS, On June 24, 2021, the Champlain Towers South, a 12-story beachfront condominium in Surfside, Florida, partially collapsed; and

WHEREAS, at the time of the disaster, Champlain Towers South was in the process of its 40-year recertification, and engineering reports concluded that significant repairs were necessary to bring the condominium building into compliance with the applicable codes; and

WHEREAS, it has been reported that the estimated cost of the repairs necessary to comply with the 40-year recertification for Champlain Towers was \$15,000,000.00; and

WHEREAS, this cost would have been borne by the condominium unit owners; and

WHEREAS, this tragedy highlights that costly repairs can be delayed because of financial constraints, endangering lives; and

WHEREAS, following the tragedy, efforts have been made at the state and local level to ensure that condominium associations do not delay undertaking emergency repairs that are necessary to ensure the structural stability of their buildings to ensure the safety of their residents; and

WHEREAS, for example, Section 553.899, Florida Statutes, which went into effect on May 22, 2022, requires mandatory structural inspections for certain aging residential condominium buildings every 10 years; and

WHEREAS, Section 718.112, Florida Statutes, as amended in 2022 and 2025, requires a structural integrity reserve study every 10 years for designated critical components, including but not limited to the roof, load-bearing walls, plumbing, and electrical; and

WHEREAS, the County strengthened its own building recertification program to include the inspection of additional building components, provide a more comprehensive assessment of existing buildings, and implement the state requirements; and

WHEREAS, on June 30, 2026, United States Representative Debbie Wasserman Schultz (D – Florida) introduced H.R. 9569, the Making Condos Safer and Affordable Act of 2026 (the “Act”); and

WHEREAS, the Act incorporates various policy measures to help condominium owners afford critical structural and safety repairs by improving access to financing for required building improvements; and

WHEREAS, for example, the Act allows condominium owners to finance special assessments for structural integrity and life-safety repairs; and

WHEREAS, the Act also includes, but is not limited to, the following policy measures:

- Expands federal loan insurance for private lenders financing special assessments for individual condominium owners and condominium associations;
- Streamlines the loan application process to make it easier to access financing for necessary repairs;
- Allows loans to be secured by future assessment revenues and/or real property; and
- Expands the eligible loan uses to include the rehabilitation, repair, alteration, improvement, or replacement of a condominium project's common systems, infrastructure, and shared facilities; and

WHEREAS, this Board recognizes the tragedy resulting from the collapse of the Champlain Towers in Surfside and supports measures designed to prevent similar tragedies; and

WHEREAS, this Board recognizes that access to affordable financing is essential to enable condominium owners and condominium associations to complete necessary structural and life-safety repairs in a timely manner; and

WHEREAS, accordingly, this Board wishes to support the Act,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board:

Section 1. Urges the United States Congress to enact H.R. 9569, the Making Condos Safer and Affordable Act of 2026, or similar legislation that expands access to financing for necessary structural and safety repairs for condominiums.

Section 2. Directs the Clerk of the Board to transmit a certified copy of this resolution to Representative Debbie Wasserman Schultz and the Members of the Florida Congressional Delegation.

Section 3. Directs the County's federal lobbyists to advocate for the action described in section 1 above, and authorizes and directs the Office of Intergovernmental Affairs to amend the 2027 Federal Legislative Package to include this item.

The Prime Sponsor of the foregoing resolution is Senator René García. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman
Kionne L. McGhee, Vice Chairman

Marleine Bastien
Sen. René García
Roberto J. Gonzalez
Danielle Cohen Higgins
Natalie Milian Orbis
Micky Steinberg

Juan Carlos Bermudez
Oliver G. Gilbert, III
Keon Hardemon
Vicki L. Lopez
Raquel A. Regalado

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of October, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

mmg

Melissa M. Gallo