

MEMORANDUM

Agenda Item No. 11(A)(7)

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

DATE: May 6, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution urging the Florida
Legislature to enact legislation to
protect condominium unit
owners from exploitative tactics
by predatory real estate
developers or other bad actors

Resolution No. R-444-25

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/gh



MEMORANDUM
(Revised)

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

DATE: May 6, 2025

FROM: 
Cliff 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**
- Applicable legislation requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) 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)
5-6-25

RESOLUTION NO. _____ R-444-25

RESOLUTION URGING THE FLORIDA LEGISLATURE TO
ENACT LEGISLATION TO PROTECT CONDOMINIUM UNIT
OWNERS FROM EXPLOITATIVE TACTICS BY PREDATORY
REAL ESTATE DEVELOPERS OR OTHER BAD ACTORS

WHEREAS, a substantial portion of Florida’s condominiums are located in Miami-Dade County; and

WHEREAS, for many County residents, condominium ownership represents the achievement of the American dream; and

WHEREAS, as a result, the County is home to numerous condominium communities that provide housing for a diverse population, including working families, long-term residents, and retirees; and

WHEREAS, many condominium owners are facing financial hardships as insurance premiums skyrocket across the State of Florida and hefty special assessments are levied in the wake of post-Surfside legislation; and

WHEREAS, during special legislative session D in 2022, the Florida Legislature—in response to the Surfside tragedy and in the hopes of preventing a similar calamity—passed the well-intentioned but unduly burdensome 2022 Building Safety Bill (SB 4-D); and

WHEREAS, SB 4-D imposed significant financial burdens on condominium owners in a short timeframe, including a requirement that associations existing on or before July 1, 2022, which are controlled by unit owners other than the developer, must have a structural integrity reserve study completed by December 31, 2024, for each building on the condominium property that is three stories or higher in height; and

WHEREAS, the 2023 Condominium and Coop Safety Law (SB 154) modified the regulations set forth in SB 4-D, but not in a way that adequately relieved the substantial financial burdens that SB 4-D imposed on condominium owners; and

WHEREAS, the impact of these changes is especially felt by seniors, who potentially face large and unaffordable special assessments to finance these new requirements imposed by SB 4-D and SB 154; and

WHEREAS, in the wake of these financial challenges, certain predatory developers and other bad actors have sought to take advantage of vulnerable condominium unit owners by employing unfair, unethical, and manipulative tactics, such as repeated and unsolicited contacts, bulk purchasing of units, aggressive termination of condominium associations, and coercive buyout strategies that do not fairly compensate unit owners; and

WHEREAS, for example, as noted in City of Miami Beach Resolution No. 2025-33537, the City of Miami Beach's Office of Inspector General recently led an investigation into claims made by condominium residents in the City who allegedly faced harassment and abusive tactics from companies looking to take control of condominium buildings; and

WHEREAS, in that instance, the City of Miami Beach found that condominium unit owners were offered a sale price based on a bulk sale of units, rather than each unit's market price, and condominium unit owners were promised full payment within weeks of signing the sales contracts, only to find that full payment would be delayed by several years due to certain extensions; and

WHEREAS, this Board is concerned that unit owners in aging buildings can face harassment and high-pressure tactics including continuous and repeated emails and calls urging them to sell immediately; and

WHEREAS, protections at the state level from certain exploitative tactics by predatory real estate developers or other bad actors will mitigate unfair trade practices while providing security to long-term residents looking to remain in their homes; and

WHEREAS, the Board seeks to urge the Florida Legislature to address this critical issue,

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

Section 1. Urges the Florida Legislature to enact legislation to protect condominium unit owners from exploitative tactics by predatory real estate developers or other bad actors.

Section 2. Directs the Clerk of the Board to transmit a certified copy of this resolution to the Governor, the Senate President, the House Speaker, and the Chair and remaining Members of the Miami-Dade State Legislative Delegation.

Section 3. Directs the County’s state lobbyists to advocate for the action described in Section 1 above, and authorizes and directs the Office of Intergovernmental Affairs to: (a) amend the 2025 State Legislative Package to include this item, and to (b) include this item in the 2026 State Legislative Package when it is presented to the Board.

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

	Anthony Rodriguez, Chairman	aye	
	Kionne L. McGhee, Vice Chairman	aye	
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Raquel A. Regalado	aye	Micky Steinberg	aye
District 6 - Vacant			

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of May, 2025. 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "CJF", is written over a horizontal line.

Christian J. Fernandez-Andes