

2017 FLORIDA CONDOMINIUM LAW UPDATE**(SIGNIFICANCE OF THE GOVERNOR'S VETO OF HOUSE BILL 653)**

House Bill 653, which pushed back the deadlines for retrofitting high-rise condominium buildings with fire sprinklers and other types of safety systems, was vetoed by Governor Rick Scott on June 26, 2017. Governor Scott's veto of House Bill 653 appears to be a result of the tragic fire in a London high-rise which resulted in the loss of 79 lives.

The significance of Governor Scott's veto of House Bill 653 is that local governments can require retrofitting of high-rise condominium buildings with fire sprinklers and other types of safety systems to be completed starting January 1, 2020.

Further, if a residential condominium that did not vote to forego retrofitting of a building with fire sprinklers and other safety systems before December 31, 2016, the association must initiate an application for a building permit for the required installation with the local government having jurisdiction demonstrating that the condominium will become compliant by December 31, 2019.

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