

Milestone Inspection Reporting Data 2024 and 2025

Report 26-04

July 2026



OPPAGA

Office of Program Policy Analysis and Government Accountability

Executive Summary

Background

Section 553.899, *Florida Statutes*, requires condominium and cooperative associations with buildings that are three stories or higher and of a certain age to have milestone inspections completed to evaluate building safety. Statute outlines that milestone inspections occur in two phases with phase one visual inspections determining whether a more in-depth phase two inspection is necessary. As part of the phase two inspection, the inspector must identify any recommended repairs. Building owners must apply for permits with local enforcement agencies for building repairs.

Scope

Section 553.899(13), *Florida Statutes*, requires local enforcement agencies responsible for milestone inspections to provide specified information to the Florida Department of Business and Professional Regulation (DBPR) by December 31st each year beginning in 2025. Statute requires DBPR to submit collected data to OPPAGA by December 31st each year.

Methodology

OPPAGA analyzed data collected by DBPR for milestone inspections completed in 2024 and 2025. In addition, OPPAGA interviewed and requested information from select local building officials.

Findings

In total, building officials reported 8,736 completed phase one milestone inspections and 1,575 completed phase two milestone inspections. Building officials reported granting 1,587 extensions for initial milestone inspection completion deadlines; 94% of extensions were granted in coastal counties and municipalities.

Most required phase two milestone inspections were for buildings located in coastal counties and municipalities. Some jurisdictions across the state, such as those located in Broward, Miami-Dade, and Palm Beach counties, accept one inspection that combines phase one and phase two requirements.

In total, building officials reported 903 permit applications for needed repairs identified in phase two milestone inspections. Estimated values of identified repairs ranged from under \$1,000 to \$30 million. Common types of repairs include concrete, electrical, and structural.

Milestone inspections identified 30 buildings in 2024 and 24 buildings in 2025 as unsafe or uninhabitable. These buildings were located across eight counties. Building officials reported that most buildings determined unsafe or uninhabitable were not vacated.

Background

Milestone Inspections



The 2022 Legislature established milestone inspection requirements for condominiums and cooperatives. Milestone inspections are structural building inspections conducted by architects or engineers.

Condominiums



A form of ownership comprised entirely of units that may be owned by one or more persons and residents have an undivided share in common elements such as hallways and parking lots/structures.

Cooperatives



A form of ownership where a corporation or other entity holds the legal title for a property and residents own a share in the corporation through a lease or other agreement.

Buildings Required to Complete Milestone Inspections

Required for certain residential condominium and cooperative association buildings that are three or more stories. Buildings must have a milestone inspection performed by

- 30 years of age, or
- 25 years of age if the local enforcement agency, such as a building department, determines certain conditions exist (e.g., proximity to salt water).

Condominium and cooperative association buildings must have a milestone inspection performed by December 31st of the year the building reaches its inspection age and every 10 years thereafter.¹

Milestone Inspection Requirements

Phase One Inspections: A licensed architect or engineer authorized to practice in Florida must perform a visual examination of the building, including the major structural components of a building, and provide a qualitative assessment of structural conditions of the building.

Phase Two Inspections: If any substantial structural deterioration is identified during phase one, a phase two milestone inspection must be performed. A phase two inspection may involve destructive or nondestructive testing to confirm that the building is structurally sound and safe for its intended use.

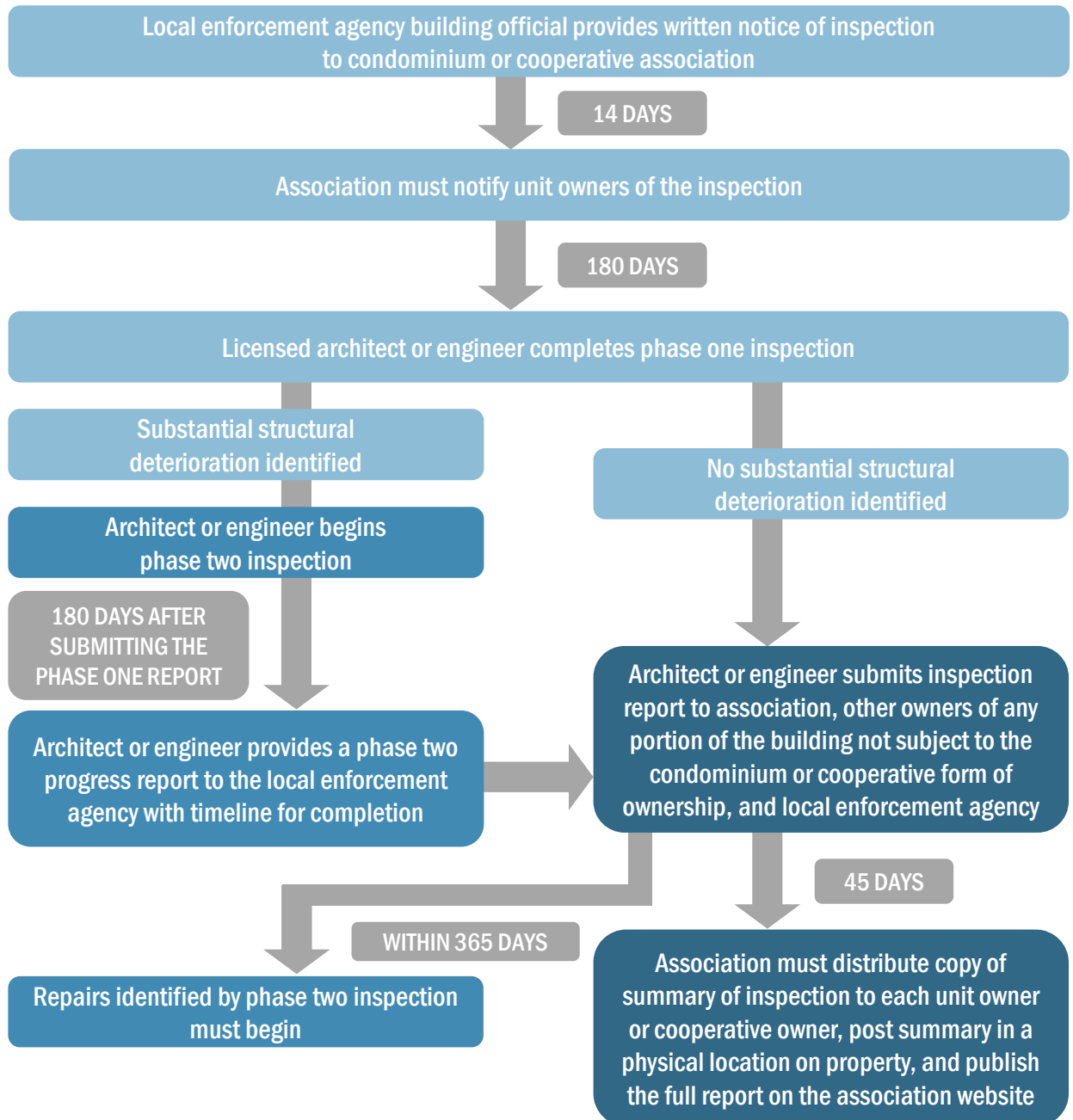
Identified Repairs: As part of a phase two inspection, the licensed architect or engineer must identify any recommended repairs for substantial structural deterioration and remedial preventative or preventative repairs for other identified damage. Building owners must begin identified repairs within 365 days after receiving a phase two milestone inspection report.

¹ If a building reached its inspection age before July 1, 2022, the building's initial milestone inspection must have been performed before December 31, 2024. If a condominium or cooperative association building reaches 30 years of age on or after July 1, 2022, and before December 31, 2024, the building's initial milestone inspection must have been completed before December 31, 2025.

Milestone Inspection Process



Section 553.899, *Florida Statutes*, outlines a two-phase milestone inspection process. To complete phase one, a licensed architect or engineer performs a visual examination of the building. If the architect or engineer identifies substantial structural deterioration, a phase two milestone inspection, which may involve destructive testing, must be completed.¹



¹ Section 553.899, *F.S.*, defines substantial structural deterioration as substantial structural distress or substantial structural weakness that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections unless the licensed architect or engineer performing the phase one or phase two milestone inspections determines that such imperfections are a sign of substantial structural deterioration.

Milestone Inspection Data Collection



Section 553.899(13), *Florida Statutes*, requires local enforcement agencies responsible for milestone inspections to provide specified information to DBPR by December 31st each year beginning in 2025.¹

Statutory Reporting Requirements

Local enforcement agencies must report the following information to DBPR.

- Number of buildings required to have a phase one and phase two milestone inspection within the local enforcement agency’s jurisdiction²
- Number of buildings with a completed phase one and phase two milestone inspection
- Number of buildings granted an extension for the initial milestone inspection³
- Number, type, and value of permit applications for repairs required by phase two inspections
- List of buildings deemed to be unsafe or uninhabitable by a milestone inspection⁴
- License number of the building official responsible for milestone inspections for the local enforcement agency⁵

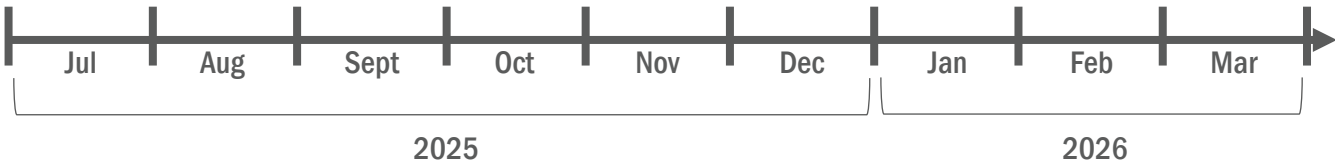
OPPAGA Scope



As of 2025, Florida law requires DBPR to submit data collected from building officials to OPPAGA by December 31st of each year. This report uses milestone inspection reporting data from 2024 and 2025, received by DBPR through March 31, 2026.⁶ DBPR began 2024 data collection in July 2025 and 2025 data collection in December 2025. See Appendix A for additional information on DBPR’s milestone inspection data collection.

2024 Milestone Inspection Data Collection

2025 Milestone Inspection Data Collection



¹ Section 553.899(13), *F.S.*
² Jurisdiction can include municipalities, counties, some combination of counties and municipalities, and other jurisdiction types including school districts and special districts.
³ Section 553.899(3)(c), *F.S.*, allows local enforcement agencies to extend the initial milestone inspection completion deadlines if the owner has contracted with an architect or engineer and the inspection cannot reasonably be completed in time.
⁴ Florida Building Code defines unsafe conditions as, “Buildings that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition.” However, Florida Building Code does not provide a definition for uninhabitable.
⁵ OPPAGA uses the term building official to refer to both local building officials and local building code administrators. See Appendix B for additional information on building officials.
⁶ After April 1, 2026, DBPR reported receiving 2024 milestone inspection reporting data from 3 jurisdictions and 2025 data from 20 jurisdictions.

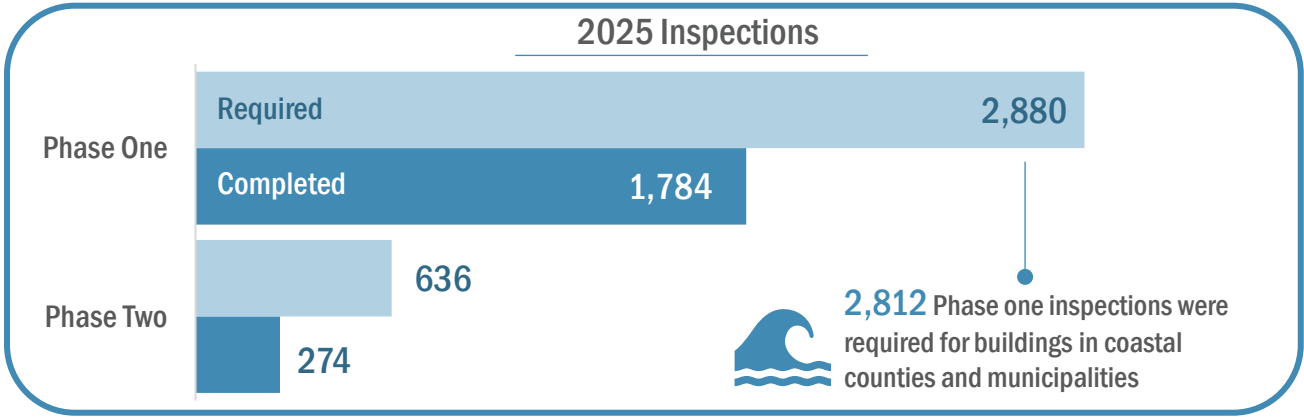
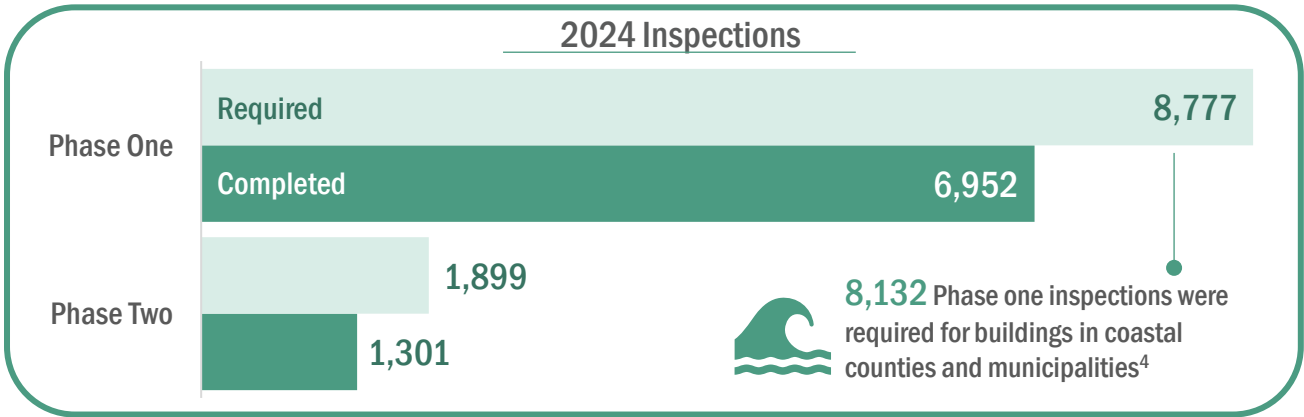
Findings

Completion of Milestone Inspections

 OPPAGA identified 389 local enforcement agency jurisdictions.¹ DBPR did not receive milestone inspection data from all local building officials reporting for local enforcement agency jurisdictions across the state; the response rate varied by reporting year.

DBPR received 2024 milestone inspection reporting data from 71% of local enforcement agency jurisdictions (277) and 2025 reporting data from 64% (250).²

In total, building officials reported 8,736 completed phase one and 1,575 completed phase two milestone inspections for 2024 and 2025³



¹ OPPAGA identified Florida jurisdictions by manual review of available building official information and communications with jurisdiction staff. OPPAGA excluded data from all school districts and special districts that had no reported required milestone inspections. OPPAGA included 2024 and 2025 milestone inspection data from the Central Tourism Oversight District, formerly known as the Reedy Creek Improvement District.

² DBPR received data for milestone inspection reports completed in 2024 from building officials representing 53 counties and 224 municipalities. The department received data for milestone inspection reports completed in 2025 from building officials representing 49 counties and 201 municipalities. OPPAGA did not include milestone inspection data reported by the Central Tourism Oversight District in the response rate of county and municipal officials.

³ Some building officials submitted more than one Milestone Inspection Reporting Form to DBPR per reporting year for their jurisdiction. For these cases, OPPAGA analyzed the milestone inspection reporting data with the latest submission date for each reporting year per jurisdiction and excluded data with the earliest submission date.

⁴ OPPAGA identified coastal counties based on the Florida Department of Environmental Protection Coastal Partnership Initiative, which includes counties with a boundary bordering the ocean. OPPAGA defined coastal municipalities as municipalities that include land within three miles of the coastline as identified by a Florida Division of Emergency Management state coastal detail map. See Appendix C for a map of coastal municipalities.

Source: DBPR data and OPPAGA analysis of jurisdictions and coastlines.

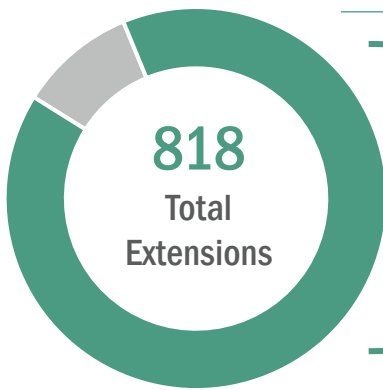
Completion of Milestone Inspections



Section 553.899(3)(c), *Florida Statutes*, allows local enforcement agencies to extend the date by which a building's initial milestone inspection must be completed if the owner or owners show good cause that the inspection cannot be timely completed and have entered into a contract with an architect or engineer or the owner or owners demonstrate other circumstance to justify an extension.

Local building officials reported granting
1,587 extensions for milestone inspections for 2024 and 2025

2024 Extensions



90%

of 2024 Extensions Were Granted in
Coastal Counties and Municipalities

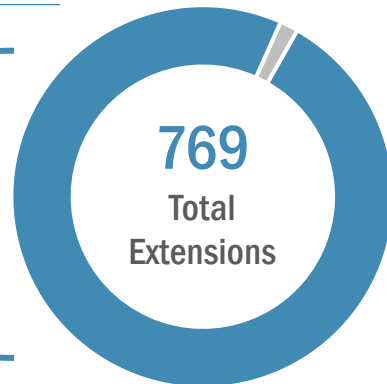


Reasons for extensions include difficulty finding engineers to complete inspections and delays in completing inspections due to engineer workloads.

2025 Extensions

98%

of 2025 Extensions Were Granted in
Coastal Counties and Municipalities



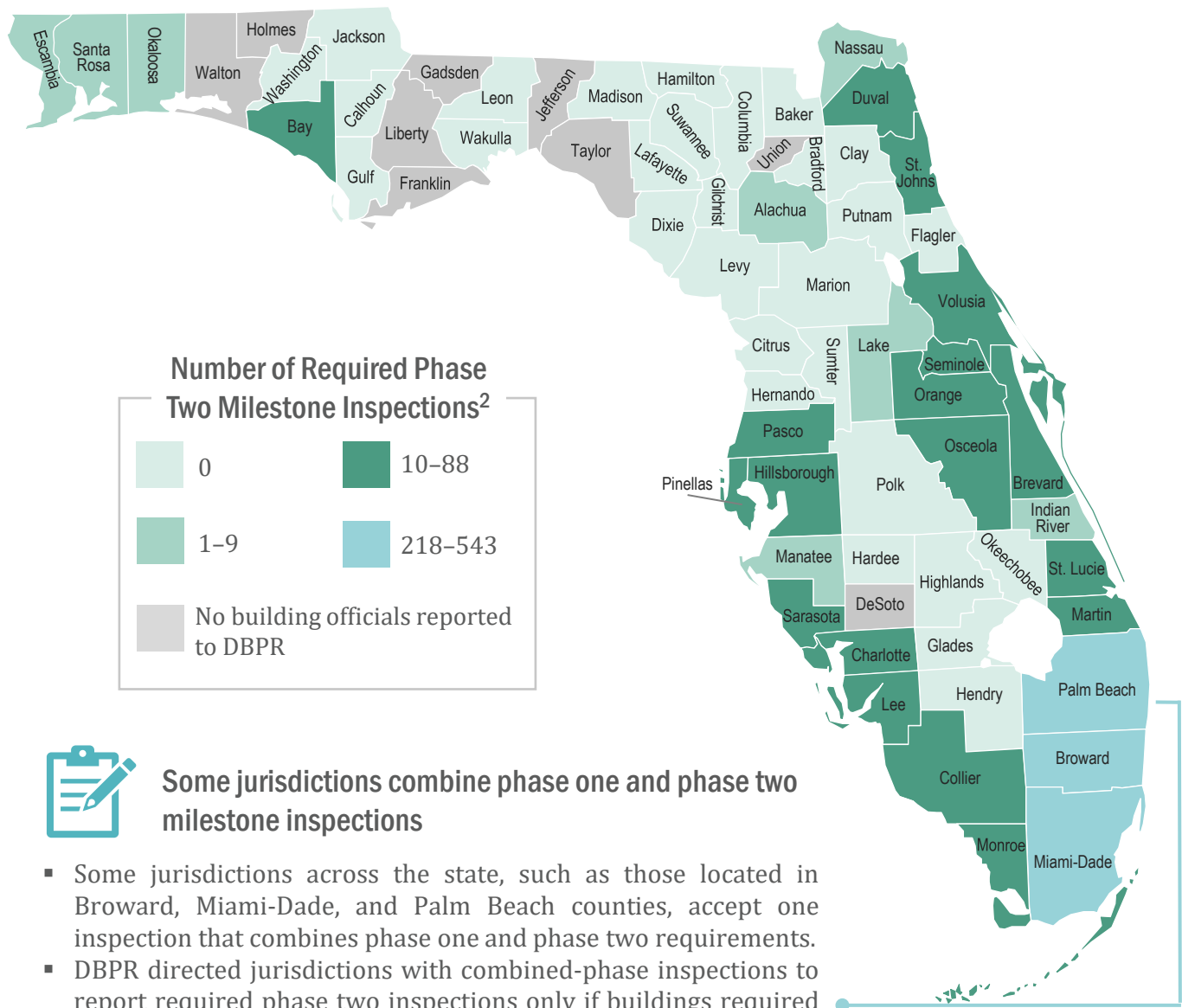
Required Phase Two Milestone Inspections 2024



Local building officials in most counties reported fewer than 90 buildings required phase two milestone inspections in 2024; Broward, Miami-Dade, and Palm Beach counties reported the most buildings that required phase two inspections, ranging from 218 to 543 buildings.¹



85% of reported 2024 required phase two milestone inspections were for buildings located in coastal counties and municipalities



Some jurisdictions combine phase one and phase two milestone inspections

- Some jurisdictions across the state, such as those located in Broward, Miami-Dade, and Palm Beach counties, accept one inspection that combines phase one and phase two requirements.
- DBPR directed jurisdictions with combined-phase inspections to report required phase two inspections only if buildings required repairs.

¹ Counts of required phase two milestone inspections by county are based on data reported by building officials to DBPR and include data reported by the county building official and all municipal building officials who operate in that county. Based on OPPAGA analysis, in some cases not all building officials within counties presented above reported milestone inspection data to DBPR. Building officials representing approximately 71% of total jurisdictions reported 2024 milestone inspection data to DBPR.

² DBPR reported contacting larger counties and municipalities that did not report milestone inspection data. For example, DBPR contacted Walton County's building official multiple times and was told that 36 buildings required a milestone inspection, including 35 phase one inspections and 1 phase two inspection. DBPR's milestone inspection reporting data did not include Walton County's submission as of March 2026.

Source: DBPR data and OPPAGA analysis of jurisdictions and coastlines.

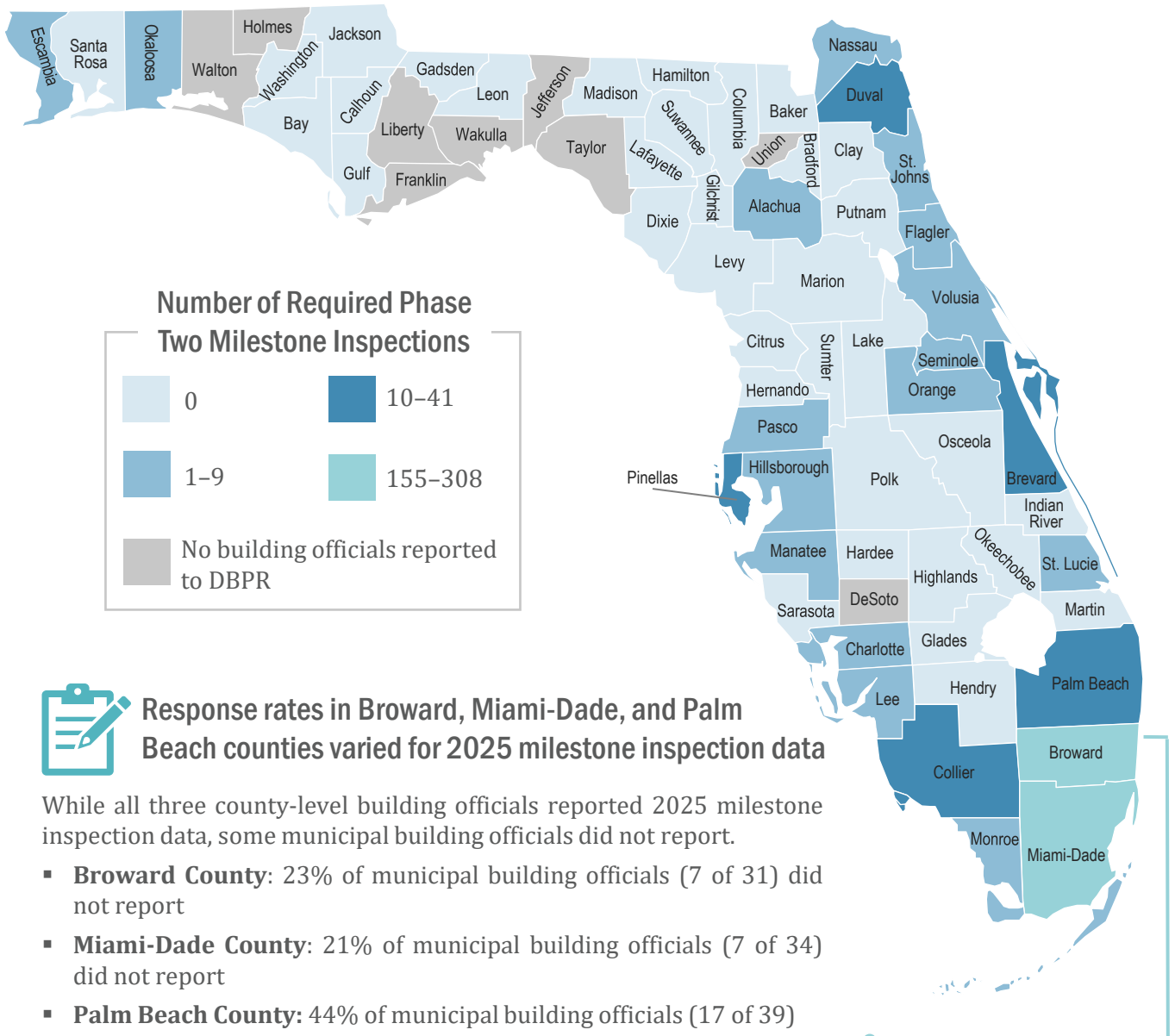
Required Phase Two Milestone Inspections 2025



Local building officials in most counties reported fewer than 30 buildings required phase two milestone inspections in 2025; Broward County reported 155 required phase two milestone inspections and Miami-Dade County reported 308.¹



98% of reported 2025 required phase two milestone inspections were for buildings located in coastal counties and municipalities



¹ Counts of required phase two milestone inspections by county are based on data reported by building officials to DBPR and include data reported by the county building official and all municipal building officials who operate in that county. Based on OPPAGA analysis, in some cases not all building officials within counties presented above reported milestone inspection data to DBPR. Building officials representing approximately 64% of total jurisdictions reported 2025 milestone inspection data to DBPR.

Milestone Inspection Repair Permits



In total for 2024 and 2025, local building officials reported 903 permit applications for needed repairs identified in phase two milestone inspections, ranging in value from under \$1,000 to \$30 million.¹

2024 Inspections



93% 
of 2024 permit applications were for buildings in coastal counties and municipalities

2025 Inspections



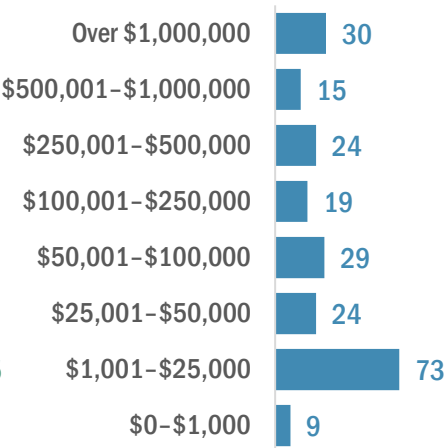
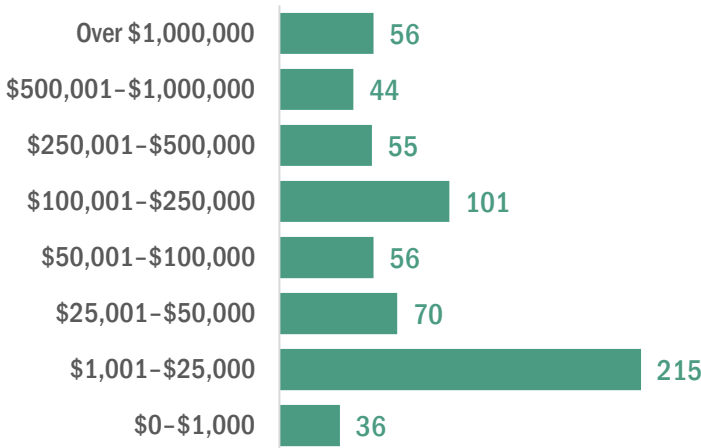
100% 
of 2025 permit applications were for buildings in coastal counties and municipalities²



Average Permit Value
\$337,229



Average Permit Value
\$496,236



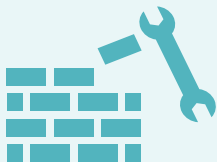
Common Types of Repairs



Concrete



Electrical



Structural

¹ OPPAGA calculated permit values using only milestone inspection data submissions that reported single permits.

² In 2025, of the 232 permit applications reported, 231 were in coastal jurisdictions.

Source: DBPR data and OPPAGA analysis of jurisdictions and coastlines.

Identifying Unsafe or Uninhabitable Buildings



Section 553.899, *Florida Statutes*, requires local building officials to report a list of buildings deemed to be unsafe or uninhabitable by a milestone inspection.

Section 553.899, *Florida Statutes*, does not define the terms unsafe or uninhabitable. The Florida Building Code defines the term unsafe but does not define the term uninhabitable.¹

Building officials used multiple approaches to identify unsafe or uninhabitable buildings; most reported that buildings were not vacated



OPPAGA asked building officials what definitions they used to determine whether a building was unsafe or uninhabitable.

Building officials reported using multiple approaches to determine unsafe or uninhabitable buildings, including

- use of the definition of unsafe from the Florida Building Code;
- use of definitions from local ordinances; and
- determination by the engineer conducting the inspections.

Damage identified by milestone inspections in buildings deemed unsafe or uninhabitable varies

**Building in Osceola County
With Adhesion Failure of
Sealant on Walkway**



**Building in Orange County
With Signs of Water Intrusion**



**Building in Pinellas County
With Corroded Deterioration
of Structural Elements**



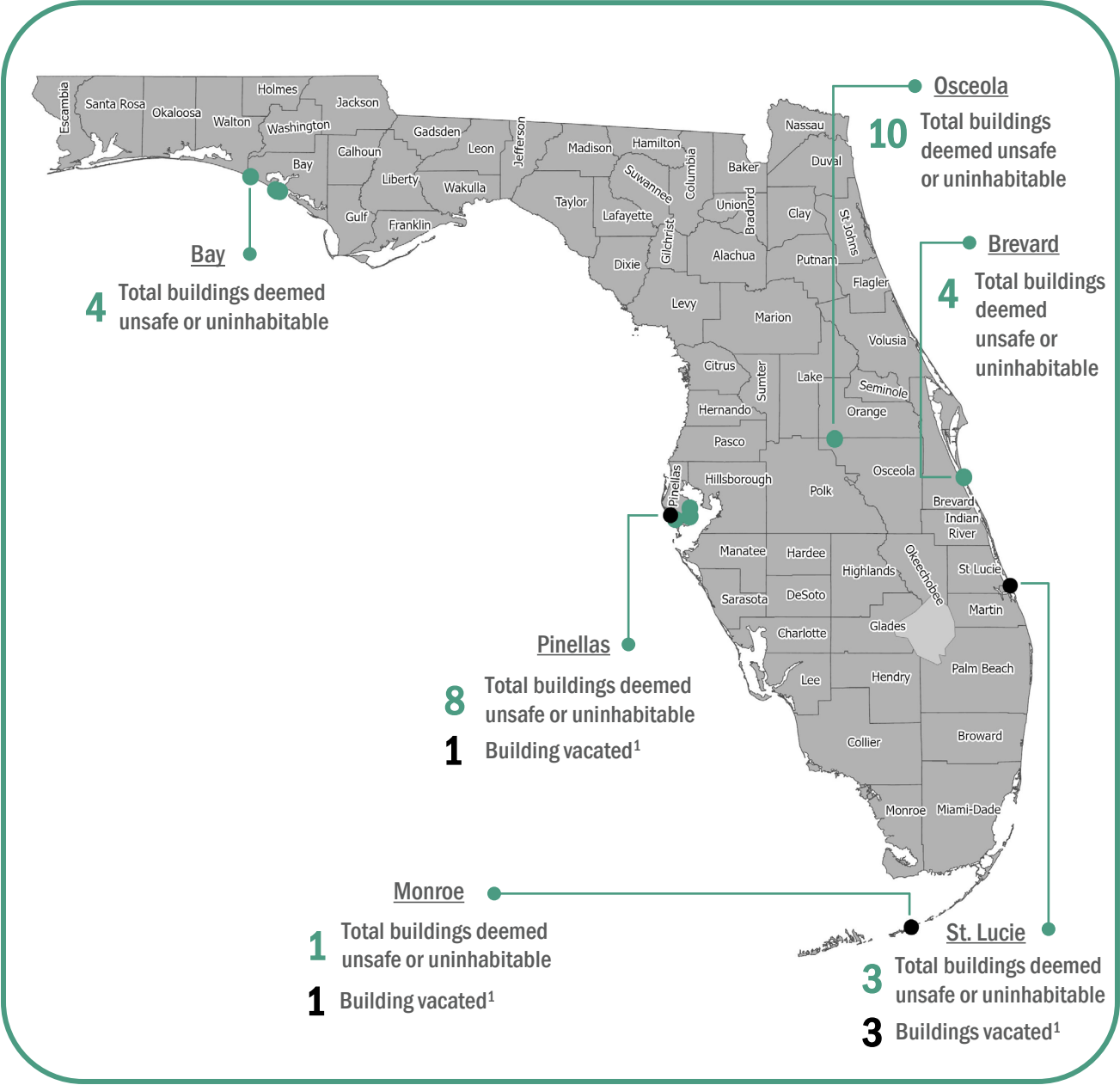
¹ Florida Building Code defines unsafe conditions as, "Buildings that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition."

Source: DBPR data and OPPAGA analysis of building official responses.

Uninhabitable or Unsafe Buildings 2024



Local building officials reported **30** unsafe or uninhabitable buildings identified by 2024 phase two milestone inspections. OPPAGA contacted nine building officials to learn if buildings were vacated because of 2024 phase two milestone inspections. All officials that responded indicated that 5 of the 30 buildings were vacated.

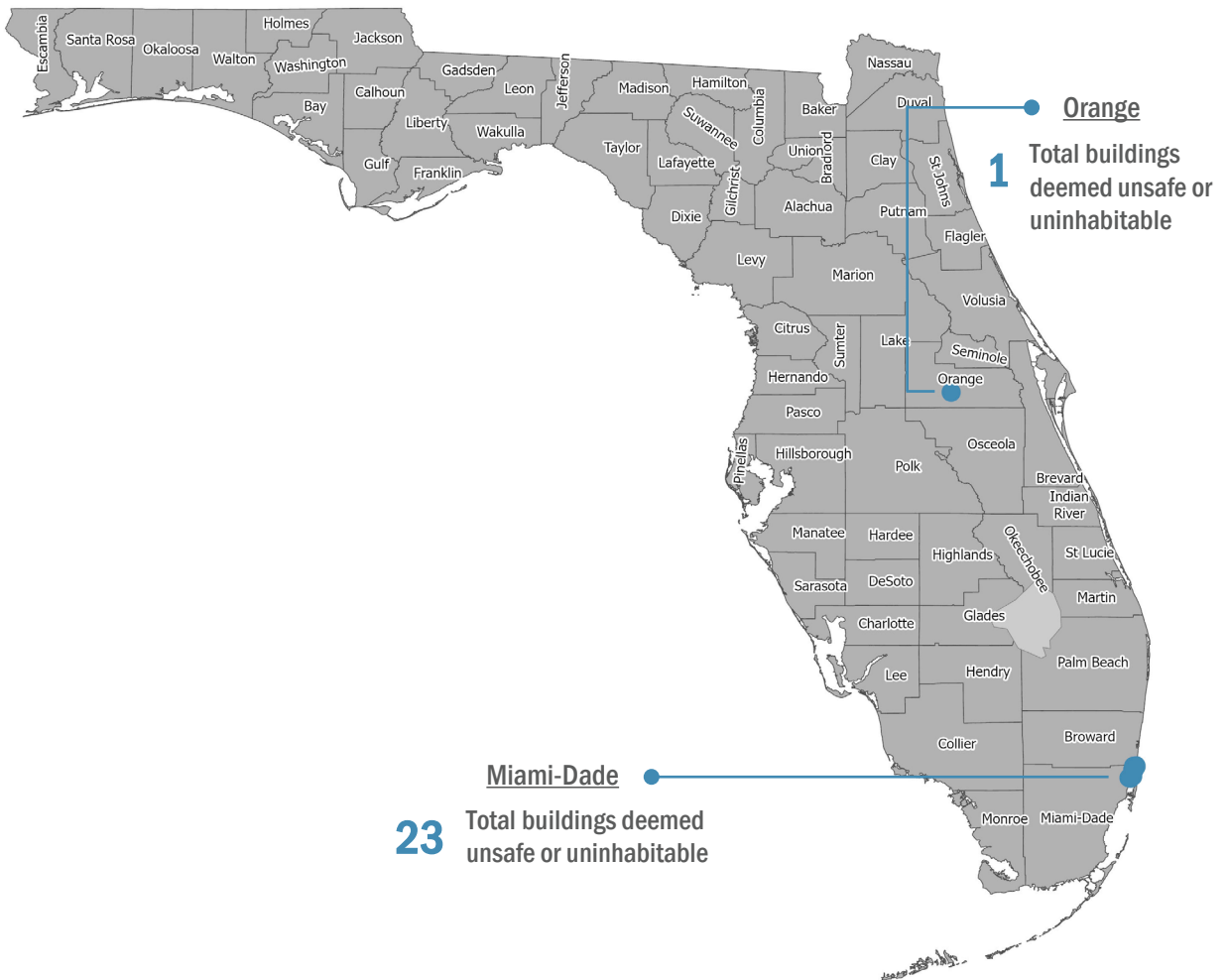


¹ The number of buildings vacated are a subset of the total number of buildings identified as unsafe or uninhabitable.
Source: DBPR data and OPPAGA analysis of building official responses.

Uninhabitable or Unsafe Buildings 2025



Local building officials reported **24** unsafe or uninhabitable buildings identified by 2025 phase two milestone inspections. OPPAGA contacted four building officials to learn if buildings were vacated because of 2025 phase two milestone inspections. Three officials responded for five buildings deemed unsafe or uninhabitable and indicated that none of the buildings were vacated.¹



¹ The City of Aventura and North Miami reported buildings that were deemed unsafe or uninhabitable. The City of Aventura reported that 19 condominium and cooperative buildings were determined unsafe or uninhabitable by 2025 phase two milestone inspections but did not respond to OPPAGA's information request regarding whether these buildings were vacated.

Appendices

Appendix A: Milestone Inspection Data Collection



State law directs the Department of Business and Professional Regulation (DBPR) to provide OPPAGA all information obtained from local enforcement agencies (i.e., building officials) responsible for milestone inspections of certain condominium and cooperative association buildings by the date specified and in a manner prescribed by OPPAGA.¹

OPPAGA identified several limitations of DBPR’s data collection of 2024 and 2025 milestone inspection reports

To address data limitations in general, DBPR should consider providing local enforcement agencies guidance about submitting data to the department via a webinar or similar guided tutorial, providing a link to the training on the Milestone Inspection Report Submission Form website.

Identified Data Limitations

- DBPR allowed all licensed building code administrators to submit information through the department’s licensing portal without verification of the licensee’s employment as a local building official. As a result, OPPAGA identified milestone inspection data reports incorrectly submitted by licensed building code administrators who were not employed as the building official for a local enforcement agency.
- The Milestone Inspection Report Submission Form does not provide instructions to building officials on how to report their local enforcement area jurisdiction, which can include an unincorporated county, municipality, or some combination of the two. As a result, OPPAGA identified cases where building officials incorrectly reported their local enforcement agency jurisdiction, resulting in difficulties determining which jurisdictions reported milestone inspection data.²
- The Milestone Inspection Report Submission Form does not restrict data entry or specify that building officials should only report data on condominium or cooperative buildings, resulting in officials in jurisdictions that require inspections (e.g., Broward and Miami-Dade counties) reporting data on other buildings (e.g., mixed-use store).
- DBPR uses the same submission form for multiple reporting years, which could result in building officials submitting reporting data for a year other than the intended data collection year. DBPR staff reported contacting some building officials to verify reporting year but did not do so for each submission. OPPAGA identified and corrected one case where a building official reported milestone inspection data for the incorrect year.
- Section 553.899, *Florida Statutes*, requires local enforcement agencies to provide a list of unsafe or uninhabitable buildings as deemed by the phase two milestone inspection form but does not define *unsafe* or *uninhabitable*. This results in building officials using multiple approaches to identify unsafe or uninhabitable buildings.

¹ Section 553.899(13)(b), *F.S.*
² DBPR is unable to verify submissions to ensure that the correct official is reporting for each jurisdiction because the department does not have a comprehensive list of local enforcement agencies and the corresponding jurisdiction..

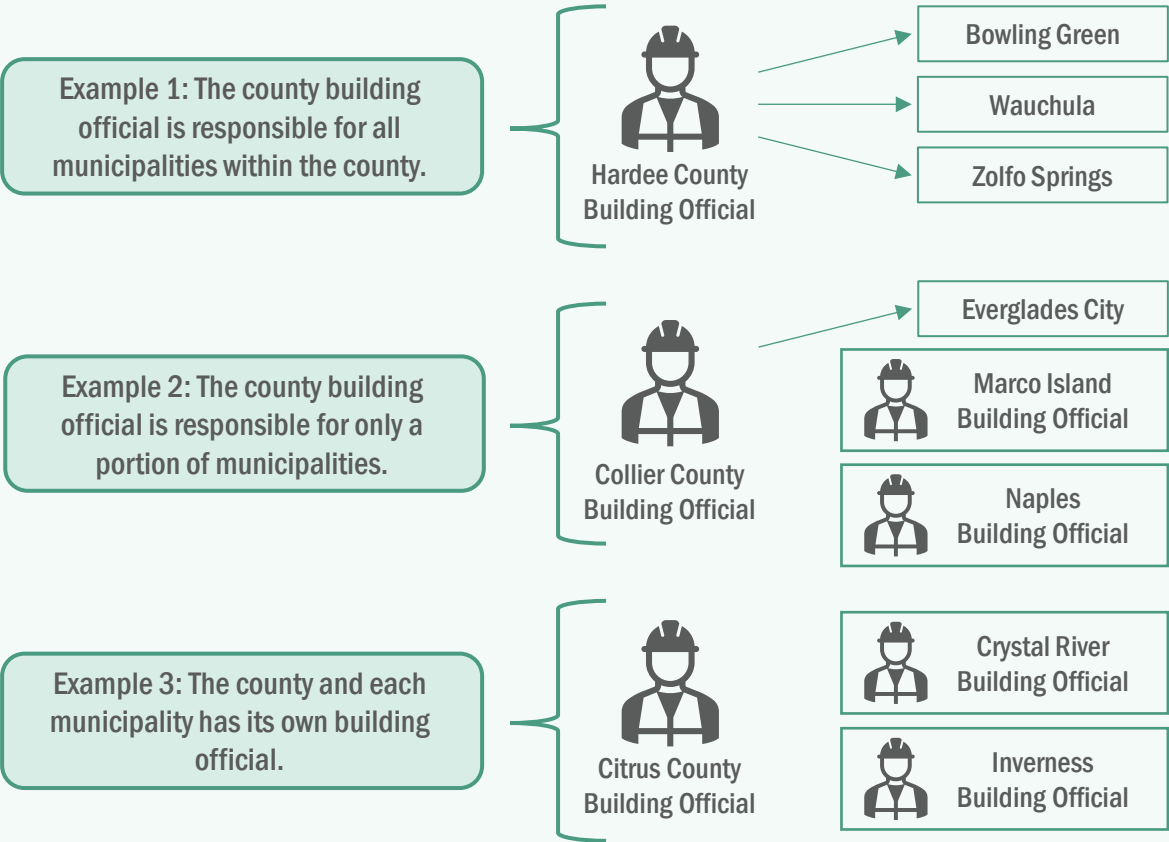
Appendix B: Building Official Jurisdictions



Local building officials are licensed by the Florida Department of Business and Professional Regulation (DBPR) and are employees of or any person contracted by municipal or county governments charged with administration, supervision, enforcement, and inspection of construction codes.¹ DBPR does not track the jurisdictions that building officials cover, and one building official can oversee multiple jurisdictions. Therefore, OPPAGA cannot determine if all building officials required to report to DBPR submitted milestone inspection data.

DBPR collected milestone inspection data using the department’s online licensure system. DBPR provided all licensed building code administrators with access to the milestone inspection reporting form. The department emailed licensed building code administrators to inform them of the milestone inspection reporting requirement.

Building Jurisdictions Across the State Cover a Combination of Counties, Municipalities, or Both²

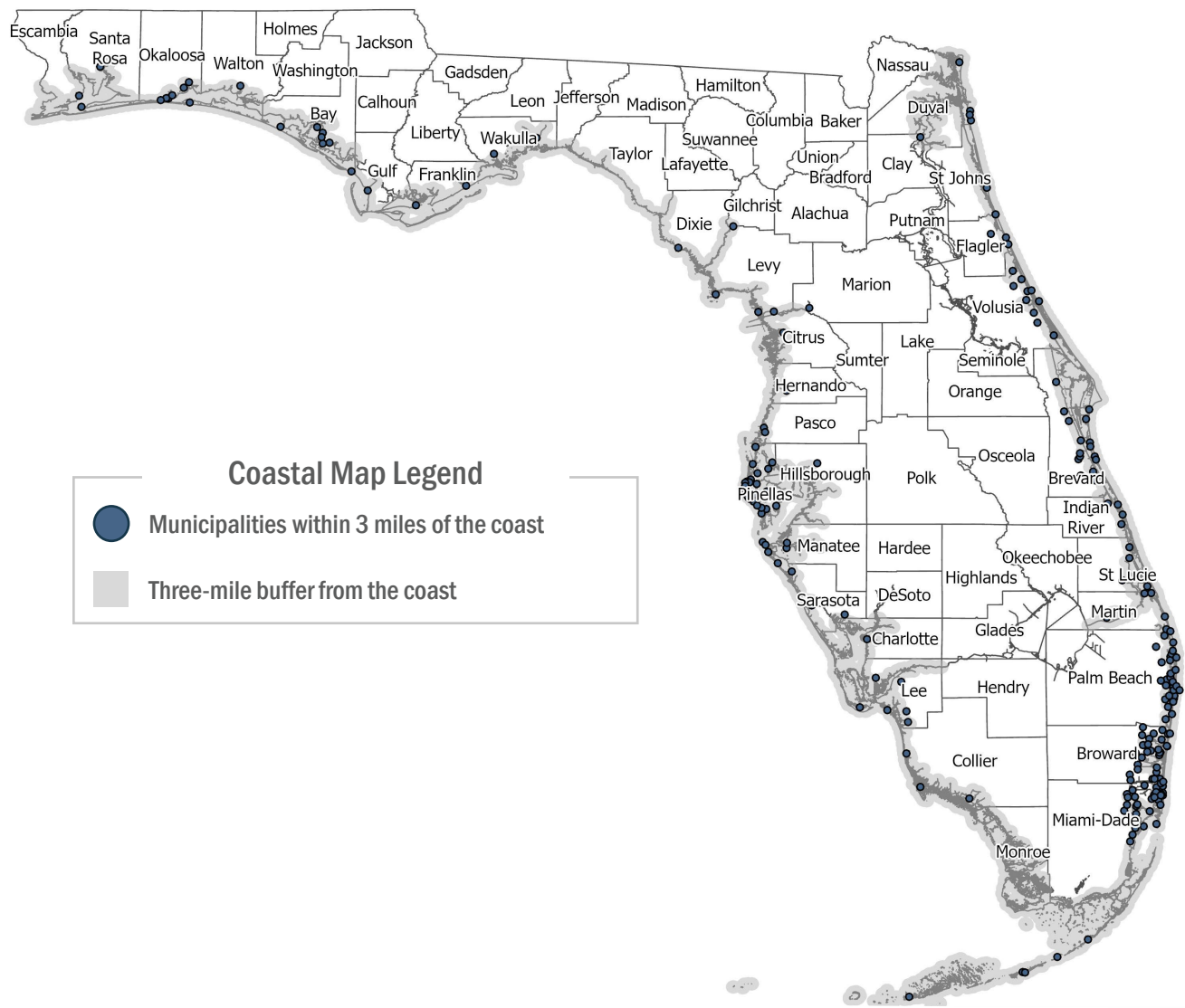


¹ Section 468.603(2), F.S.
² OPPAGA identified cases in which a municipal building official is also responsible for another municipality. Additionally, some local governments contract with private providers for building official services.
Source: OPPAGA analysis of jurisdictions.

Appendix C: Coastal Map



Florida has 225 municipalities with land that is within three miles of the coastline, which includes rivers and streams fed by the ocean.¹



¹ OPPAGA used the coastline as defined by the Florida Division of Emergency Management coastal detail Florida map.
Source: OPPAGA’s analysis of Division of Emergency Management coastal detail map.

Appendix D: Agency Response

In accordance with the provisions of s. 11.51(2), *Florida Statutes*, a draft of OPPAGA's report was submitted to the Department of Business and Professional Regulation for review and response. The agency's written responses have been reproduced in Appendix D.



Ron DeSantis, Governor
Melanie S. Griffin, Secretary

June 30, 2026

Kara Collins-Gomez, Coordinator
Office of Program Policy Analysis and Government Accountability
111 West Madison Street
Tallahassee, Florida 32399-1475

Dear Ms. Collins-Gomez,

Thank you for sharing the preliminary findings and recommendations in the Milestone Inspection Reporting Data 2024 and 2025 report. Attached is the Department's response pursuant to section 11.51(2), Florida Statutes. The Department worked diligently to obtain milestone inspection reporting data from jurisdictions throughout the state. This effort presented challenges because the milestone inspection process and related statewide reporting requirement are still maturing, and local building departments vary in size, staffing, resources, and familiarity with statewide data reporting.

Through implementation of the initial reporting requirements and the short timeframe required to develop and launch the reporting process, the Department identified several of the same opportunities for improvement noted in OPPAGA's recommendations and has begun strengthening the reporting process to address these issues. For the 2026 reporting cycle, the Department is developing additional guidance, including virtual training for jurisdictions that will be recorded and made available on the Department's website.

To improve the Department's ability to identify the appropriate licensee responsible for milestone inspection reporting for each local enforcement agency, the Department has begun identifying application and renewal form updates that will require building code administrator licensees to provide jurisdictional information, identify any additional jurisdictions served, and indicate whether they are employed by the local government or serve as a contractor.

Please contact the Department's Office of Inspector General at (850) 414-6700 if our team can be of further assistance.

Respectfully,

A handwritten signature in blue ink that reads "Melanie S. Griffin". The signature is fluid and cursive, written over the printed name.

Melanie Griffin
Secretary

Appendix D: Agency Response



Ron DeSantis, Governor
Melanie S. Griffin, Secretary

Department of Business and Professional Regulation Response to Draft OPPAGA Report Milestone Inspection Reporting Data 2024 and 2025

The Department's response specifically addresses Appendix A: Milestone Inspection Data Collection, and the data collection limitations provided therein.

Finding 1: Verification of Reporting Licensees and Jurisdictions

OPPAGA identified that the Department's reporting process allowed licensed building code administrators to submit milestone inspection information through the Department's licensing portal without verification that the licensee served as the building official for the local enforcement agency. OPPAGA also noted that the Department does not currently track all jurisdictions covered by each building official.

DBPR Response:

The Department worked diligently to obtain milestone inspection reporting data from jurisdictions throughout the state. To support complete and timely reporting, the Department conducted a sustained outreach effort using multiple methods of communication, including direct emails to building officials and other local government officials, general e-blasts, phone calls, in-person visits, and announcements at meetings of the Building Code Administrators and Inspectors Board. Multiple Department employees participated in this effort over an extended period of time, conducting repeated follow-up with jurisdictions to maximize participation and obtain the most complete reporting practicable during the initial reporting period. The Department prioritized follow-up with larger jurisdictions and areas with higher concentrations of condominium and cooperative buildings, where milestone inspection activity was expected to be greatest.

To improve the Department's ability to identify the appropriate licensee responsible for milestone inspection reporting for each local enforcement agency, the Department has begun identifying application and renewal form updates that will require building code administrator licensees to provide jurisdictional information, identify any additional jurisdictions served, and indicate whether they are employed by the local government or serve as a contractor. The Department plans to require this information to be updated within 30 days of any change. These updates will assist the Department in maintaining current records regarding which licensees serve in each jurisdiction.

Appendix D: Agency Response

Finding 2: Local Enforcement Area Jurisdiction Instructions

OPPAGA identified that the Milestone Inspection Report Submission Form did not provide instructions to building officials on how to report their local enforcement area jurisdiction, which may include an unincorporated county, municipality, or combination of jurisdictions.

DBPR Response:

The Department recognizes that clear instructions regarding local enforcement area jurisdiction reporting are necessary to support consistent and accurate data collection. The Department agrees with OPAAGA's recommendations for improvement in the reporting process and has begun enhancing the reporting process to address these issues.

For the 2026 reporting cycle, the Department is developing additional guidance, including virtual training for jurisdictions that will be recorded and made available on the Department's website. The training will address how to complete the Milestone Inspection Report Submission Form, how to report the appropriate local enforcement area jurisdiction, and how to avoid common reporting errors identified during the initial reporting period. The Department will also provide a "Top Data Reporting Errors to Avoid" tip sheet based on common issues identified during prior submissions and is updating the Milestone Inspection Report Submission Form to include additional instructions to help building officials accurately report information for their local jurisdictions.

Finding 3: Scope of Buildings Reported

OPPAGA identified that the Milestone Inspection Report Submission Form did not restrict data entry or specify within the form that building officials should report only condominium or cooperative buildings subject to milestone inspection requirements.

DBPR Response:

The Milestone Inspection Report Submission Form does not restrict data entry because local enforcement agencies are best positioned to identify the buildings subject to milestone inspection requirements and report the required data for their jurisdictions. During the reporting process, the Department provided guidance to jurisdictions, including Broward and Miami-Dade, that reporting should be limited to condominium and cooperative buildings required to have a milestone inspection and be reported by the local enforcement agency. The Department will address this topic further in its upcoming training. The Department also plans to update the reporting form to include specific instructions to eliminate any confusion so building officials can accurately report on their local enforcement area jurisdiction going forward.

Appendix D: Agency Response

Finding 4: Reporting Year Selection

OPPAGA identified that the Department used the same submission form for multiple reporting years, which could result in building officials submitting reporting data for a year other than the intended data collection year.

DBPR Response:

The Department's Milestone Inspection Report Submission Form included a dropdown menu allowing building officials to select the year for which the jurisdiction was reporting data. The Department sent multiple e-blasts reminding jurisdictions to pay close attention to the reporting year selected. To help avoid future errors related to reporting data for an incorrect year, the Department plans to make only one reporting year available for selection in future reporting cycles.

Finding 5: Unsafe or Uninhabitable Buildings

OPPAGA identified that section 553.899, Florida Statutes, requires local enforcement agencies to provide a list of buildings deemed unsafe or uninhabitable by a milestone inspection, but the statute does not define "unsafe" or "uninhabitable," resulting in different approaches by building officials.

DBPR Response:

The Department recognizes that consistent reporting of buildings deemed unsafe or uninhabitable supports the overall usefulness of milestone inspection data. Determinations regarding whether a building is unsafe or uninhabitable are made at the local level by the local enforcement agency, building official, or other appropriate local authority based on applicable law, the Florida Building Code, local ordinances, and professional findings associated with the milestone inspection process.

The Department's role under section 553.899(13), Florida Statutes, is to collect the information reported by local enforcement agencies and provide the information obtained to OPPAGA. Because the underlying unsafe or uninhabitable determination is made by local authorities, reported data may reflect differences in local practices, local standards, and professional determinations.

The Department will continue to provide guidance to support consistent submission of the information required by statute while recognizing that local enforcement agencies remain responsible for making building-specific determinations within their jurisdictions.

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