



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Venice, Florida website by the time notice of the proposed ordinance is published.

Proposed Ordinance Title: Ordinance No. 2025-41: An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 88, Building Regulations, by Adding Section 7, Milestone Inspections, for Condominiums and Cooperative Buildings Three Stories or More in Height, to Comply With the Requirements of Section 553.899, Florida Statutes, as Amended in the 2025 Legislative Session by House Bill 913; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Venice is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of Venice is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - ☐ a) Development orders, development agreements or development permits as those terms are defined by state law;
 - ☐ b) Comprehensive plan amendments and land development regulation amendments initiated by application by a private party other than the City;
 - ☐ c) Sections 190.005 and 190.046, Florida Statutes, relating to community development districts;
 - ☒ d) Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - ☐ e) Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Venice hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): Florida HB 913 (2025) impacts local governments by clarifying and reinforcing their role in enforcing structural safety laws for condominiums and cooperatives. Municipalities and counties remain responsible for overseeing and enforcing milestone inspections of buildings with three or more habitable stories, with clearer timelines and definitions to guide enforcement. The law allows local governments to adopt more stringent safety or inspection standards than the state, though they cannot weaken existing requirements. It also extends key deadlines—such as the Structural Integrity Reserve Study (SIRS) compliance date to December 31, 2025—giving local agencies more time to plan and notify associations. As compliance demands increase, localities may face a higher volume of code enforcement cases, unsafe structure designations, and tenant displacement actions, especially in aging or underfunded buildings. HB 913 also enhances coordination with the state Department of Business and Professional Regulation (DBPR), which is collecting association data that will aid local planning and enforcement. Overall, while the law offers flexibility and improved clarity, it raises expectations for local governments to monitor building safety more proactively and work closely with state regulators to protect residents in high-density housing.
2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Venice, if any: The proposed ordinance, reflecting the implementation of Florida HB 913, is not expected to impose a significant direct economic impact on private, for-profit businesses operating within the City of Venice in most sectors. However, some limited economic effects may be experienced in specific industries, particularly property management companies, condominium association management firms, engineering and inspection services, and construction contractors that service condominium and cooperative properties. These businesses may incur increased administrative or compliance costs due to enhanced reporting requirements, expanded inspection obligations, and changes in contractual and licensing standards. At the same time, demand for professional services related to reserve studies, structural inspections, and repairs may increase, which could offset compliance costs through new business opportunities. Overall, the ordinance is not expected to adversely impact general commerce or business operations outside of those directly engaged in the management, maintenance, or oversight of multi-story residential buildings.
 - a. An estimate of direct compliance costs that the businesses may reasonably incur: limited economic effects may be experienced in specific industries, particularly property management companies, condominium association management firms, engineering and inspection services, and construction contractors that service condominium and cooperative properties.
 - b. Any new charge or fee imposed by the proposed ordinance for which businesses would be financially responsible: Yes. The proposed ordinance includes a new **administrative fee of \$350.00**, which would be charged to applicable businesses or entities—primarily

those involved in the management or ownership of condominium or cooperative buildings subject to the ordinance's requirements. This fee is intended to offset the City's administrative costs associated with processing, tracking, and enforcing compliance with structural inspection and reporting obligations. It is a one-time or per-submission fee (as defined in the ordinance) and is not anticipated to impose a significant financial burden on businesses, especially when compared to the broader costs associated with property management and building maintenance.

- c. An estimate of the City of Venice's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: The City of Venice anticipates moderate regulatory costs associated with administering and enforcing the proposed ordinance. These costs include staff time for reviewing submissions, managing compliance timelines, coordinating with property representatives, maintaining records, and addressing any code enforcement actions. Additional administrative resources or system improvements may be required as enforcement activity increases. To help offset these regulatory costs, the ordinance imposes a \$350.00 administrative fee per applicable submission. Of the 57 qualifying condominium and cooperative buildings currently identified in the City, **40 have already completed their required inspections** and would likely submit documentation in the short term. The remaining **17 buildings do not yet meet the statutory age threshold** for required inspections and are expected to become subject to the ordinance in future years. Based on the 40 currently applicable buildings, **estimated near-term revenue from administrative fees is approximately \$14,000** (40 x \$350). Additional revenue will be generated over time as the remaining 17 buildings reach the applicable inspection deadlines. While this fee revenue will assist in offsetting the City's administrative costs, it is not expected to fully recover all associated regulatory expenses. The City will continue to monitor actual costs and submission volumes and may re-evaluate the fee structure as needed to ensure long-term program sustainability.
3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance 57 qualifying condominium and cooperative buildings currently identified in the City
4. Additional information deemed useful: N/A