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April 17, 2025

The Honorable Commissioner Alex Fernandez
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Support for Proposed Ordinance Establishing a 15-Business Day Deadline for Condominium Application Processing

Dear Commissioner Fernandez:

On behalf of MIAMI REALTORS®, the largest local REALTOR® association in the U.S. representing more than 60,000 real estate professionals across South Florida, I am writing to express our strong support for your proposed ordinance to require condominium associations in Miami Beach to approve or deny prospective resident applications within fifteen (15) business days.

Our members are on the front lines of the housing market every day. They work closely with residents—many of whom are renters, first-time buyers, and working families—who often face prolonged and unpredictable delays during the condominium application process. These delays, which may include redundant fees, extended interviews, or vague timelines, can be not only frustrating but also detrimental in a highly competitive housing environment.

Your proposed ordinance addresses these issues head-on by establishing a clear, fair, and reasonable timeframe for application review. It balances the need for proper screening by associations with the fundamental right of individuals to access housing in a timely and equitable manner. Importantly, the ordinance also includes provisions for exceptions and applicant consent, demonstrating a thoughtful and pragmatic approach.

We especially appreciate that your ordinance provides accountability measures—such as timely notices and fee refund requirements—to ensure the process remains transparent and efficient. By holding associations to a defined standard, this legislation will enhance trust in the application process and reduce unnecessary barriers for those seeking to live in Miami Beach.

MIAMI REALTORS® is committed to expanding housing opportunity, supporting responsible governance within community associations, and ensuring that our real estate market is accessible and functional for all. We believe this ordinance is a significant step in the right direction and applaud your leadership on this important issue.

We respectfully urge the City Commission to adopt this ordinance and stand ready to assist in outreach and education efforts to ensure all stakeholders understand its provisions and benefits.

Sincerely,

A blue ink signature of Jonathan Afonso, consisting of a stylized 'J' and 'A' followed by a flourish.

Jonathan Afonso
Residential President
MIAMI REALTORS®