

C7 AC A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, URGING THE FLORIDA LEGISLATURE TO ADOPT LEGISLATION TO PROTECT CONDOMINIUM UNIT OWNERS FROM PREDATORY TACTICS BY REAL ESTATE DEVELOPERS, TAKING INTO ACCOUNT THE FINANCIAL STRAIN OF COSTLY DEFERRED MAINTENANCE, NECESSARY STRUCTURAL REPAIRS, AND RISING INSURANCE COSTS; AND ADDING THIS ITEM TO THE CITY'S 2025 LEGISLATIVE PRIORITIES; AND FURTHER, DIRECTING THE CITY CLERK TO SEND A COPY OF THIS RESOLUTION TO THE PRESIDENT OF THE FLORIDA SENATE, THE SPEAKER OF THE FLORIDA HOUSE OF REPRESENTATIVES, AND MEMBERS OF THE MIAMI-DADE COUNTY STATE LEGISLATIVE DELEGATION.

Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: City Attorney Ricardo J. Dopico

DATE: February 26, 2025

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, URGING THE FLORIDA LEGISLATURE TO ADOPT LEGISLATION TO PROTECT CONDOMINIUM UNIT OWNERS FROM PREDATORY TACTICS BY REAL ESTATE DEVELOPERS, TAKING INTO ACCOUNT THE FINANCIAL STRAIN OF COSTLY DEFERRED MAINTENANCE, NECESSARY STRUCTURAL REPAIRS, AND RISING INSURANCE COSTS; AND ADDING THIS ITEM TO THE CITY'S 2025 LEGISLATIVE PRIORITIES; AND FURTHER, DIRECTING THE CITY CLERK TO SEND A COPY OF THIS RESOLUTION TO THE PRESIDENT OF THE FLORIDA SENATE, THE SPEAKER OF THE FLORIDA HOUSE OF REPRESENTATIVES, AND MEMBERS OF THE MIAMI-DADE COUNTY STATE LEGISLATIVE DELEGATION.

### **ANALYSIS**

The attached Resolution has been placed on the February 26, 2025 City Commission meeting agenda at the request of Commissioner Alex J. Fernandez.

### **FISCAL IMPACT STATEMENT**

N/A

### **Does this Ordinance require a Business Impact Estimate?**

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

### **FINANCIAL INFORMATION**

### **CONCLUSION**

**Applicable Area**

Citywide

**Is this a “Residents Right to Know” item,  
pursuant to City Code Section 2-17?**

No

**Is this item related to a G.O. Bond  
Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,  
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

City Attorney

**Sponsor(s)**

Commissioner Alex Fernandez

**Co-sponsor(s)**

Commissioner Tanya K. Bhatt

**Condensed Title**

Urge Legislature, Protect Condominium Unit Owners. (Fernandez/Bhatt) CA

**Previous Action (For City Clerk Use Only)**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, URGING THE FLORIDA LEGISLATURE TO ADOPT LEGISLATION TO PROTECT CONDOMINIUM UNIT OWNERS FROM PREDATORY TACTICS BY REAL ESTATE DEVELOPERS, TAKING INTO ACCOUNT THE FINANCIAL STRAIN OF COSTLY DEFERRED MAINTENANCE, NECESSARY STRUCTURAL REPAIRS, AND RISING INSURANCE COSTS; AND ADDING THIS ITEM TO THE CITY'S 2025 LEGISLATIVE PRIORITIES; AND FURTHER, DIRECTING THE CITY CLERK TO SEND A COPY OF THIS RESOLUTION TO THE PRESIDENT OF THE FLORIDA SENATE, THE SPEAKER OF THE FLORIDA HOUSE OF REPRESENTATIVES, AND MEMBERS OF THE MIAMI-DADE COUNTY STATE LEGISLATIVE DELEGATION.**

**WHEREAS**, the City of Miami Beach ("City") 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 buildings across Florida, including in Miami Beach, are facing significant financial burdens due to costly deferred maintenance, necessary structural repairs, and rising insurance premiums, leading to an increased financial strain on unit owners; and

**WHEREAS**, in the wake of these financial challenges, certain real estate developers have sought to take advantage of condominium unit owners by employing predatory 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 homeowners; and

**WHEREAS**, a community's well-being depends on access to housing free from harassment and oppressive costs; and

**WHEREAS**, in one example, the City's Office of Inspector General led an investigation into claims by condo residents faced with harassment and abusive tactics from companies looking to take control of condominium buildings; and

**WHEREAS**, in this instance, condo unit owners were offered a sale price based on a bulk sale of units, rather than each unit's market price, potentially depressing the value of their property; and condo unit owners were promised to receive full payment within weeks of signing the sales contracts and then the contracts were extended for years; and

**WHEREAS**, 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 predatory tactics by real estate developers will mitigate unfair trade practices while providing security to long-term residents looking to remain in their homes.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA,** that the Mayor and City Commission of the City of Miami Beach, Florida, hereby urge the Florida Legislature to adopt legislation to protect condominium unit owners from predatory tactics by real estate developers, taking into account the financial strain of costly deferred maintenance, necessary structural repairs, and rising insurance costs; and add this item to the City's 2025 Legislative Priorities; and further, direct the City Clerk to send a copy of this Resolution to the President of the Florida Senate, the Speaker of the Florida House of Representatives, and members of the Miami-Dade County State legislative delegation.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

\_\_\_\_\_  
Mayor Steven Meiner

\_\_\_\_\_  
Rafael E. Granado, City Clerk

(Sponsored by Commissioner Alex J. Fernandez)

APPROVED AS TO  
FORM AND LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney

2/19/2025

NK

\_\_\_\_\_  
Date