

# Understanding Reserve & SIRS Requirements Under HB 913

A Background & Planning Guide for Florida Condominium Associations *(Updated for Ongoing Use in 2026)*

## Purpose of This Guide

Florida condominium associations are operating in a significantly changed regulatory environment following the passage of CS/CS/HB 913. The law introduced new inspection, reserve, and disclosure requirements that affect how boards plan for structural maintenance, long-term funding, and compliance.

This guide is intended to provide **educational background and planning context** for condominium boards, community association managers (CAMs), and professionals who support associations. It is not legal, engineering, or financial advice.

Associations should always consult with qualified legal counsel, licensed engineers, reserve specialists, and other professionals when making compliance or funding decisions.

## Background: HB 913 and Structural Integrity Reserve Studies (SIRS)

HB 913 expanded Florida's condominium safety framework by requiring many associations to complete a **Structural Integrity Reserve Study (SIRS)** and maintain reserves for specified structural components.

The goal of these requirements is to ensure that associations plan responsibly for the repair and replacement of critical building systems, rather than deferring maintenance due to underfunded reserves.

Key elements introduced by the law include:

- Mandatory reserve components for structural and life-safety items
- Restrictions on waiving or reducing certain reserves
- Enhanced board accountability and disclosure requirements
- Alignment between milestone inspections and reserve planning

## Structural Components Subject to SIRS

While each association's requirements depend on building age, height, and construction type, SIRS typically addresses components such as:

- Roof systems
- Load-bearing walls and primary structural members
- Floors, foundation, and framing systems
- Fireproofing and fire protection systems
- Plumbing, electrical, waterproofing, and exterior components

The useful life, replacement cost, and timing of these components must be evaluated by qualified professionals as part of the reserve study process.

# Milestone Inspections and Reserve Planning

Milestone inspections and SIRS are related but distinct requirements.

- **Milestone inspections** assess the structural condition of qualifying buildings at defined intervals.
- **SIRS** focuses on long-term funding planning for required structural components.

For many associations, inspection findings directly influence reserve planning decisions. Understanding how these processes interact is critical to sequencing decisions responsibly.

## Where Associations Stand Now (2026 Context)

Many of the initial statutory deadlines established under HB 913 have now passed or are approaching completion for a significant number of Florida associations.

At this stage, boards should focus on:

- Confirming whether required inspections and reserve studies have been completed
- Understanding any reliance on statutory extensions or deferrals
- Verifying current compliance status with legal counsel
- Reviewing reserve funding plans adopted in response to inspection findings

This guide is intended to help boards understand **how the requirements work**, not to determine whether a specific association is currently compliant.

## Reserve Funding: Planning Considerations

HB 913 does not mandate a single funding method. Instead, it establishes reserve requirements while allowing boards to evaluate funding strategies based on their association's circumstances.

Common funding approaches include:

- Fully funding reserves over time
- Special assessments
- Lines of credit
- Long-term association financing

Not every association will require external financing. Many boards are able to address compliance through reserve adjustments, phased repairs, or assessments alone.

Financing, when used, is typically evaluated **after** boards understand:

- Inspection findings
- Reserve shortfalls
- Compliance timelines
- Owner impact and governance considerations

## Inflation Adjustments and Cost Variability

The statute provides for **annual inflation adjustments** to certain monetary thresholds and cost assumptions.

Boards should avoid relying on static dollar figures and instead confirm current values with professionals who track statutory updates and market conditions.

## Board Responsibilities and Disclosures

HB 913 introduced enhanced accountability measures for boards, including:

- Required affidavits regarding reserve compliance
- Disclosure obligations related to funding decisions
- Conflict-of-interest transparency

These provisions underscore the importance of documenting decision-making processes and relying on qualified professional advice.

## Role of Professional Advisors

Florida CAM Help does not provide legal, engineering, or construction advice and does not recommend or endorse specific contractors.

Boards are encouraged to work collaboratively with:

- Community association managers
- Association legal counsel
- Licensed engineers and inspectors
- Reserve study professionals

Clear communication between advisors helps boards make defensible, well-sequenced decisions.

## How Florida CAM Help Fits Into the Process

Florida CAM Help serves as an **educational resource** to help boards and professionals understand how inspection requirements, reserve planning, and funding considerations typically interact.

Our role is to support understanding and planning. When financing becomes part of a broader strategy and aligns with board priorities and timing, associations may explore available options within that context.

## Important Note

This guide is provided for educational purposes only and reflects the structure and intent of HB 913 requirements. Associations should confirm their current compliance status and obligations with qualified legal and engineering professionals.

This document is designed to support informed board discussions and professional collaboration. It may be shared with CAMs, board members, and advisors as a general reference.