



THE BERMAN BRIEFING



THE OFFICIAL PUBLICATION OF SENATE DISTRICT 26

Friends and Neighbors:

Happy

Weekend!

First, allow me to congratulate Tuesday's municipal election winners, including those who will be heading to a run-off! You can check the election results [here](#).

Second, another set of congratulations are in store for the 27th annual Women's Chamber of Commerce "Giraffe" Awards. Nominations began with 28 excellent women in five separate categories; you can read about each award's meaning and winners [here](#). Congratulations, ladies!

A handwritten signature in cursive that reads "Lori Berman" followed by a horizontal line.

Lori Berman

Legislative Update

Week Two of our Legislative Session has been another active one. I am pleased to report that [SB 130, Greyson's Law](#), was voted unanimously and advanced out of the [Rules Committee](#) (I present beginning at 6:16), the final stop before heading to the full Senate Chamber. In addition, SB 144, Lactation Spaces, passed on the Senate floor. I am proud of this victory and look forward to the continued momentum in the House, and ultimately, being placed on the Governor's desk for signature.

CS/SB 236: Civil Remedies

The Senate Fiscal Policy Committee spent the better part of three hours listening to testimony and discussing, debating and asking questions as it relates to a sweeping tort reform package sailing through the legislative process. The bill makes significant changes to several areas of civil litigation, including bad faith litigation, premises liability, and recoverable medical damages. I asked several questions of the sponsor and expressed many concerns as it relates to comparative negligence and other pieces related to the insurance components. This is a very technical, detailed bill that has and will require a lot of attention, but is likely to evolve further before heading to the floor.

CS/SB 256: Employee Organizations Representing Public Employees

After listening to hours of testimony from the public, this "union-busting" bill passed out of the Senate Fiscal Policy Committee. Essentially, the language in this bill will allow for the auto-deduction of union membership to be halted, weakening the ability for employees in numerous unions from teachers to healthcare to collectively bargain for better wages, paid time off, healthcare benefits and the like. What is especially concerning is the "carve out" made solely to firefighters and law enforcement. While I wholeheartedly support these professions, we must not get tangled up in picking winners or losers with exemptions.

CS/SB 154: Condominium and Cooperative Associations

In light of SB 4D's passage during one of our 2022 Special Sessions, industry leaders and stakeholders spent a lot of time during the summer and fall hashing out how to balance the need for public safety with the concerns about some of these new burdensome requirements, especially for those on fixed incomes.

SB 4D created the first ever statewide inspection program for our aging condos and ensured transparency for owners, as well as changed reserve requirements as it relates to financial stability in terms of life safety issues.

The major changes in SB 154 are as follows:

- with regard to milestone inspection program, the bill clarifies that this requirement is for residential condos;
- clarifies that in mixed-use buildings all owners are responsible for ensuring compliance;

- in response to establishing a three mile demarcation line from the coast, which would trigger an earlier 25-year inspection, the bill removes the existing 25-year inspection and instead allows local enforcement agencies to set such a requirement if local conditions justify;
- the bill grants local enforcement agencies the discretion to extend the inspection deadline upon a petition of good cause, recognizing there is a limited availability of engineers and architects to perform these inspections;
- regarding reserves and the Structural Integrity Reserve Study (SIRS): the bill more clearly distinguishes the reserve accounting requirement that associations are subject to the requirement and those that are not;
- condos three stories or higher subject to the SIRS requirement and have adopted their budget on or after January 1, 2025 must do so based on the most recent SIRS;
- for associations not required to perform a SIRS (two stories or fewer), as was the case before SB 4D passed in 2022, an existing requirement to plan for the reserves for roofs, pavement and painting, and all deferred maintenance greater than \$10,000 still remains;
- Regarding flood insurance:
 - The bill revises the requirement that all personal lines residential policies issued by the Citizens Property Insurance Corporation must include flood coverage to exempt condominium or cooperative units that are in certain flood-risk areas and above specified floors in a building.
 - A unit in a coastal V-zone of a special flood hazard area is exempt if it is on the fifth floor or above. A unit in a coastal A-zone of a special flood hazard area is exempt if it is on the third floor or above. A unit that is not in a special flood hazard area is exempt if it is on the second floor or above.

Currently, the House and Senate bills have differences that will continue to be reconciled. In the meantime, should you or your condo association have specific questions about current law, SB 4D and/or how these new proposals may affect where you live, we always recommend speaking to your property management team and/or your legal counsel. The Department of Business & Professional Regulation's [website on FAQs](#) for SB 4D may also provide some helpful background as well.



Turtle Fest

SATURDAY, MARCH 18
10AM TO 5PM

PERFORMANCES BY



THE HOLIDAZED



TASTY VIBRATIONS



JAY VALOR

FREE ADMISSION ALL DAY!


LOGGERHEAD
MARINELIFE CENTER



**KIDS ZONE, LOCAL ARTISTS, SHOPPING,
MARINE LIFE, AND SO MUCH MORE!**

Although a bit outside of District 26, this is a fun-filled and great family event that the [Loggerhead Marinelifelife Center](#) hosts each year.



District Office

2300 High Ridge Road
Suite 161
Boynton Beach, FL, 33426
(561) 292-6014



Tallahassee Office

216 Senate Office Building
404 South Monroe Street
Tallahassee, FL 32399
(850) 487-5026



Email

berman.lori.web@flsenate.gov

CONTACT US



Facebook

facebook.com/loribermanfla



Twitter

@loriberman



Instagram

@senloriberman

