

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2025-400

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA URGING THE FLORIDA LEGISLATURE TO ESTABLISH A CAP ON SPECIAL ASSESSMENTS THAT MAY BE IMPOSED ON HOMESTEADED CONDOMINIUM UNITS.

WHEREAS, the City is home to several condominium buildings with units that are owned and occupied by long-time residents; and

WHEREAS, condominium associations are obligated to maintain adequate funds and reserves to operate and maintain their buildings and common areas via regular assessments; and

WHEREAS, condominium associations are also empowered to impose special assessments to cover unexpected expenses or fund significant improvements; and

WHEREAS, special assessments can amount to tens of thousands of dollars per unit, creating financial hardships for residents and, in some cases, can result in foreclosure; and

WHEREAS, the burden of special assessments can disproportionately impact seniors, veterans, and lower-income residents who may lack access to adequate funds or financing; and

WHEREAS, while it is essential for condominium associations to maintain adequate reserves and fund structural repairs and capital improvements, the imposition of unregulated and excessive special assessments can lead to financial ruin and displacement of vulnerable residents; and

WHEREAS, the City recognizes that it does not have regulatory authority over condominium governance or the imposition of special assessments, which are governed by state law and private condominium documents; and

WHEREAS, the City Commission believes that the Florida Legislature should enact legislation to establish reasonable caps on special assessments imposed on homesteaded condominium units, thereby protecting vulnerable homeowners from unjust financial burdens and potential foreclosure;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

SECTION 2. That the City Commission hereby urges the Florida Legislature to establish reasonable caps on the amount or frequency of special assessments that can be imposed on homesteaded condominium units to protect vulnerable homeowners from unjust financial burdens and potential foreclosure. Furthermore, this shall be added to the City’s 2026 Legislative Priorities.

SECTION 3. That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS FOURTEENTH DAY OF OCTOBER, A.D.,
2025.

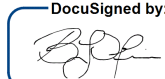
(Moved: Anderson / Seconded: Fernandez)
(Yeas: Lara, Anderson, Castro, Fernandez, Lago)
(Unanimous: 5-0 Vote)
(Agenda Item: F-4)

APPROVED:

DocuSigned by:

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VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:

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CRISTINA M. SUÁREZ
CITY ATTORNEY