



City of Coral Gables
CITY COMMISSION MEETING
October 14, 2025

ITEM TITLE:

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. (Sponsored by Vice Mayor Anderson)

BRIEF HISTORY:

The City is home to several condominium buildings with units that are owned and occupied by long-time residents. Condominium associations are obligated to maintain adequate funds and reserves to operate and maintain their buildings and common areas via regular assessments. Condominium associations are also empowered to impose special assessments to cover unexpected expenses or fund significant improvements. 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. The burden of special assessments can disproportionately impact seniors, veterans, and lower-income residents who may lack access to adequate funds or financing. 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. 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. 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.

ATTACHMENT(S):
Resolution

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	N/A	N/A	N/A
Total:	N/A		
Fiscal Impact: N/A			