

CONDOMINIUM WEBSITES – THE WHO, WHAT, WHERE, WHEN, WHY, AND HOW!

1. WHO DOES THE NEW WEBSITE REQUIREMENT APPLY TO?

THE NEW LAW APPLIES TO ALL ASSOCIATIONS (excluding timeshares) MANAGING A CONDOMINIUM WITH **25 OR MORE UNITS**.

- **Section 718.111(12)(g)1., Florida Statutes:**

(g)1. An association managing a condominium with 25 or more units which does not contain timeshare units shall post digital copies of the documents specified in subparagraph 2. on its website or make such documents available through an application that can be downloaded on a mobile device.

- As of January 1, 2026, the new law (Chapter 2024-244), amending Section 718.111(12)(g), Florida Statutes, went into effect. The new law (Section 718.111(12)(g)1., Florida Statutes) changed the Condominium Act's MANDATORY website requirement so that it **reduced the threshold from 150 units to 25 units**. Now, all condominium associations that manage a condominium with 25 or more units (excluding timeshare units) must have a website. Chapter 2024-244, Laws of Florida, provided approximately 17 months for associations to prepare for the law to take effect.

2. WHAT DOCUMENTS MUST BE POSTED TO THE WEBSITE?

- **Section 718.111(12)(g)2., Florida Statutes:**

A **current copy** of the following documents must be posted in digital format on the association's website or application:

- a. The **recorded declaration of condominium** of each condominium operated by the association and each amendment to each declaration.

- b. The **recorded bylaws** of the association and each amendment to the bylaws.
- c. The **articles of incorporation** of the association, or other documents creating the association, and each amendment to the articles of incorporation or other documents. The copy posted pursuant to this sub-subparagraph must be a copy of the articles of incorporation filed with the Department of State.
- d. The **rules** of the association.
- e. The **approved minutes of all board of administration meetings over the preceding 12 months**.
- f. The **video recording or a hyperlink** to the video recording for all meetings of the association, the board of administration, any committee, and the unit owners which are conducted by video conference over the preceding 12 months.
- g. **A list of all executory contracts** or documents to which the association is a party or under which the association or the unit owners have an obligation or responsibility and, after bidding for the related materials, equipment, or services has closed, **a list of bids received by the association within the past year**. **Summaries of bids** for materials, equipment, or services which exceed \$500 must be maintained on the website or application for 1 year. In lieu of summaries, complete copies of the bids may be posted.
- h. The **annual budget** required by s. 718.112(2)(f) and any proposed budget to be considered at the annual meeting.
- i. The **financial report** required by subsection (13) and **any monthly income or expense statement to be considered at a meeting**.
- j. The **certification of each director** required by s. 718.112(2)(d)4.b.
- k. **All contracts or transactions between the association and any director, officer, corporation, firm, or association that is not an affiliated condominium association or any other entity in which an association director is also a director or officer and financially interested**.
- l. Any **contract or document regarding a conflict of interest or possible conflict of interest** as provided in ss. 468.4335, 468.436(2)(b)6., and 718.3027(3).
- m. The **notice of any unit owner meeting and the agenda for the meeting**, as required by s. 718.112(2)(d)3., no later than 14 days before the meeting. The notice must be posted in plain view on the front page of the website or application, or on a

separate subpage of the website or application labeled “Notices” which is conspicuously visible and linked from the front page. **The association must also post on its website or application any document to be considered and voted on by the owners during the meeting or any document listed on the agenda at least 7 days before the meeting at which the document or the information within the document will be considered.**

n. **Notice of any board meeting, the agenda, and any other document required for the meeting as required by s. 718.112(2)(c), which must be posted no later than the date required for notice under s. 718.112(2)(c).**

o. The **inspection reports** described in ss. 553.899 and 718.301(4)(p) and any other inspection report relating to a structural or life safety inspection of condominium property.

p. The association’s **most recent structural integrity reserve study**, if applicable.

q. **Copies of all building permits** issued for ongoing or planned construction.

r. A copy of all **affidavits** required by this chapter.

3. WHAT INFORMATION AND RECORDS ARE PROHIBITED FROM BEING POSTED ON THE ASSOCIATION’S WEBSITE?

- Section 718.111(12)(g)3., Florida Statutes:

3. **The association shall ensure that the information and records described in paragraph (c), which are not allowed to be accessible to unit owners, are not posted on the association’s website or application.** If protected information or information restricted from being accessible to unit owners is included in documents that are required to be posted on the association’s website or application, **the association shall ensure the information is redacted before posting the documents.** Notwithstanding the foregoing, the association or its agent is not liable for disclosing information that is protected or restricted under this paragraph **unless such disclosure was made with a knowing or intentional disregard of the protected or restricted nature of such information.**

- **Section 718.111(12)(c)5., Florida Statutes, provides that the following information and official records are not accessible to unit owners:**

Notwithstanding this paragraph, the following records are not accessible to unit owners:

a. Any record protected by the lawyer-client privilege as described in s. 90.502 and any record protected by the work-product privilege, including a record prepared by an association attorney or prepared at the attorney's express direction, which reflects a mental impression, conclusion, litigation strategy, or legal theory of the attorney or the association, and which was prepared exclusively for civil or criminal litigation or for adversarial administrative proceedings, or which was prepared in anticipation of such litigation or proceedings until the conclusion of the litigation or proceedings.

b. Information obtained by an association in connection with the approval of the lease, sale, or other transfer of a unit.

c. Personnel records of association or management company employees, including, but not limited to, disciplinary, payroll, health, and insurance records. For purposes of this sub-subparagraph, the term "personnel records" does not include written employment agreements with an association employee or management company, or budgetary or financial records that indicate the compensation paid to an association employee.

d. Medical records of unit owners.

e. Social security numbers, driver license numbers, credit card numbers, e-mail addresses, telephone numbers, facsimile numbers, emergency contact information, addresses of a unit owner other than as provided to fulfill the association's notice requirements, and other personal identifying information of any person, **excluding the person's name, unit designation, mailing address, property address, and any address, e-mail address, or facsimile number provided to the association to fulfill the association's notice requirements.** Notwithstanding the restrictions in this sub-subparagraph, an association may print and distribute to unit owners a directory containing the name, unit address, and all telephone numbers of each unit owner. However, an owner may exclude his or her telephone numbers from the directory by so requesting in writing to the association. An owner may consent in writing to the disclosure of other contact information described in this sub-subparagraph. The association is not liable for the inadvertent disclosure of information that is protected under this sub-subparagraph if the information is

included in an official record of the association and is voluntarily provided by an owner and not requested by the association.

f. Electronic security measures that are used by the association to safeguard data, including passwords.

g. The software and operating system used by the association which allow the manipulation of data, even if the owner owns a copy of the same software used by the association. The data is part of the official records of the association.

h. All affirmative acknowledgments made pursuant to s. 718.121(4)(c).

- **4. The failure of the association to post information required under subparagraph 2. is not in and of itself sufficient to invalidate any action or decision of the association's board or its committees.**

4. WHERE CAN AN ASSOCIATION SEND AN OWNER TO OBTAIN REQUESTED OFFICIAL RECORDS?

- **Section 718.111(12)(c)5., Florida Statutes:**

If the requested records are posted on an association's website, or are available for download through an application on a mobile device, **the association may fulfill its obligations under this paragraph by directing to the website or the application all persons authorized to request access.**

5. WHEN ARE THE DOCUMENTS REQUIRED TO BE POSTED TO THE ASSOCIATION'S WEBSITE?

- **OLD DOCUMENTS:** All identified official records of the Association that existed as of January 1, 2026 must be posted to the Association's website by that date.
- **NEW DOCUMENTS:** Section 718.111(12)(g)1., Florida Statutes provides that (g)1. ... Unless a shorter period is otherwise required, a document must be made available on the association's website or made available for download through an

application on a mobile device **within 30 days after the association receives or creates an official record** specified in subparagraph 2.

6. **HOW DOES THE ASSOCIATION DETERMINE IF ITS WEBSITE COMPLIES WITH THE STATUTE?**

- **Section 718.111(12)(g)1., Florida Statutes:**

- a. **The association's website or application must be:**

- (I) An independent website, application, or web portal wholly owned and operated by the association; **or**

- (II) A website, application, or web portal **operated by a third-party provider** with whom the association owns, leases, rents, or otherwise obtains the right to operate a web page, subpage, web portal, collection of subpages or web portals, or an application which is dedicated to the association's activities and on which required notices, records, and documents may be posted or made available by the association.

- b. **The association's website or application must be accessible through the Internet and must contain a subpage, web portal, or other protected electronic location that is inaccessible to the general public and accessible only to unit owners and employees of the association.**

- c. **Upon a unit owner's written request, the association must provide the unit owner with a username and password and access to the protected sections of the association's website or application which contain any notices, records, or documents that must be electronically provided.**

7. **HOW WILL THE NEW WEBSITE REQUIREMENT BE ENFORCED?**

- **Section 718.501(3), Florida Statutes:**

- (3) **On or before October 1, 2025, all condominium associations must create and maintain an online account with the division and provide information requested by the division in an electronic format determined by the division.**

The division shall adopt rules to implement this subsection. The division may require condominium associations to provide such information no more than once per year, except that the division may require condominium associations to update

the contact information in paragraph (a) within 30 days after any change. The division shall provide a condominium association at least a 45-day notice of any requirement to provide any information after the condominium association initially creates an online account. **The information that the division may require from condominium associations is limited to:**

The information that the division may require from condominium associations is limited to:

(a) Contact information for the association that includes:

1. Name of the association.
2. The physical address of the condominium property.
3. Mailing address and county of the association.
4. E-mail address and telephone number for the association.
5. Name and board title for each member of the association's board.
6. Name and contact information of the association's community association manager or community association management firm, if applicable.

7. The hyperlink or website address of the association's website, if applicable.

(b) Total number of buildings and for each building in the association:

1. Total number of stories, including both habitable and uninhabitable stories.
2. Total number of units.
3. Age of each building based on the certificate of occupancy.
4. Any construction commenced within the common elements within the calendar year.

(c) The association's assessments, including the:

1. Amount of assessment or special assessment by unit type, including reserves.
2. Purpose of the assessment or special assessment.
3. Name of the financial institution or institutions with which the association maintains accounts.

(d) A copy of any structural integrity reserve study and any associated materials requested by the department within 5 business days after such request, in a manner prescribed by the department.

8. Why was the law passed?

The Florida legislature appears to have been attempting to address unit owners' concerns about obtaining timely, inexpensive access to the Association's official records and increasing transparency.

9. WHAT ARE THE MISCELLANEOUS REQUIREMENTS FOR CONDOMINIUM WEBSITES?

- A. **Estoppel Certificates** – website must designate a person or entity to receive estoppel requests

Section 718.116(8), Florida Statutes:

(8) Within 10 business days after receiving a written or electronic request therefor from a unit owner or the unit owner's designee, or a unit mortgagee or the unit mortgagee's designee, the association shall issue the estoppel certificate. **Each association shall designate on its website a person or entity with a street or e-mail address for receipt of a request for an estoppel certificate issued pursuant to this section.** The estoppel certificate must be provided by hand delivery, regular mail, or e-mail to the requestor on the date of issuance of the estoppel certificate.

B. Milestone Inspection Reports

Section 718.112(2)(h), Florida Statutes:

Mandatory milestone inspections.—If an association is required to have a milestone inspection performed pursuant to s. 553.899, the association must arrange for the milestone inspection to be performed and is responsible for ensuring compliance with the requirements of s. 553.899. The association is responsible for all costs associated with the milestone inspection attributable to the portions of the building which the association is responsible for maintaining under the governing documents of the association. If the officers or directors of an association willfully and knowingly fail to have a milestone inspection performed pursuant to s. 553.899, such failure is a breach of the officers' and directors' fiduciary relationship to the unit owners under s. 718.111(1)(a). **Within 14 days after receipt of a written notice from the local enforcement agency that a milestone inspection is required, the association must notify the unit owners of the required milestone inspection and provide the date by which the milestone inspection must be completed.** **Such notice may be given by electronic submission to unit owners who consent to receive notice by electronic submission or by posting on the association's website.** **Within 45 days after receiving a phase one or phase two milestone inspection report from the architect or engineer who performed the inspection, the association must distribute**

a copy of the inspector-prepared summary of the inspection report to each unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery at the mailing address, property address, or any other address of the owner provided to fulfill the association's notice requirements under this chapter and by electronic transmission to the e-mail address or facsimile number provided to fulfill the association's notice requirements to unit owners who previously consented to receive notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium property; and must publish the full report and inspector-prepared summary on the association's website, if the association is required to have a website.

Please note the material contained in this article is for educational and informational purposes only and does not constitute legal advice. No attorney-client relationship is established by your review or receipt of the information contained in this article. You should not act on the information discussed in this article without first obtaining legal advice from an attorney duly licensed to practice law in your State.

© 2026 Law Offices of Wells | Olah | Cochran, PA