

From: Phoebe E. Neseth, Esq. <government@caionline.org>

Subject: Committed to Condo and Building Safety



Dear NAME,

At exactly 1:22 a.m. five years ago today, the Champlain Towers South condominium in Surfside, Fla., partially collapsed, taking 98 lives and forever changing countless others. What happened that morning remains one of the most devastating tragedies in the history of community associations.

Today, we pause to remember the individuals who lost their lives, honor their memories, and recognize the families, friends, neighbors, and communities whose lives were forever altered by this unimaginable loss.

For the last five years, [Community Associations Institute](#) has been committed to condominium safety, structurally sound and fiscally responsible communities through public policy outreach, best practices, standards, and legislative advocacy at the local, state, and federal levels.

In late June 2021, CAI convened specialized task forces to explore changes to laws and best practices for the community association housing model to help prevent a similar event and provide solutions for legislators addressing building safety in their districts. CAI published public policy recommendations for reserve studies and funding; building maintenance; and structural integrity. CAI believes these recommendations can be adopted into state law to support the existing statutory framework for the development, governance, and management of community associations. Policy specifics may be found at www.condosafety.com

When CAI published the [CAI Condominium Safety Public Policy Report: Reserve Studies and Funding, Maintenance and Structural Integrity](#) in October 2021, only nine states mandated reserve studies in condominiums, 11 states had specific mandates addressing reserve funding in condominiums, and no states mandated building inspections in high-rise residential

buildings. As of June 2023, 12 states now mandate reserve studies in condominiums, 13 states mandate reserve funding in condominiums, and two states mandate certain building inspections in high-rise residential buildings.

Since the tragedy, Colorado, Connecticut, Florida, Georgia, Hawaii, Illinois, Maryland, Massachusetts, New Jersey, New York, South Carolina, Tennessee, Virginia, and Washington have addressed legislation related to reserve studies and funding as well as building inspections and structural integrity following the Surfside condominium collapse in June 2021.

Florida, Maryland, New Jersey, and Tennessee have passed legislation regarding reserve studies and funding in community associations. Florida and New Jersey also passed—and updated—legislation on building inspections. Virginia passed a resolution requiring the Department of Professional and Occupation Regulation to study the adequacy of current laws addressing standards for structural integrity and maintaining reserves to repair, replace, or restore capital components in common interest communities.

Most of these efforts were spearheaded by [CAI's federal and state legislative action committees](#) and policy within the legislation is largely derived from [CAI's Condominium Safety Public Policy Report](#). These committees are rapidly becoming the leading voice of condominium safety legislative efforts in state capitals across the United States and on Capitol Hill.

CAI encourages your office to consider legislative initiatives related to condominium safety. Please contact CAI's Government and Public Affairs team at government@caionline.org to schedule a meeting with us to discuss potential policy efforts today and lead these initiatives within your district.

Get connected with constituents serving on your state's legislative committee and find state-specific resources by visiting our [website](#). For more information and resources on CAI's condominium safety public policy and legislative initiatives, please, visit www.condosafety.com.

Today and every day, we renew our promise to never be complacent, never forget, and never stop fighting for the safety of the communities we serve.

CAI remains dedicated to its mission of providing education, resources, and support to improve condominium safety.

Sincerely,



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