

40/50 YEAR RECERTIFICATION AND MILESTONE INSPECTION TIMELINE

CURRENT STATUS

Plaza Del Prado's 40/50 Year Recertification program is actively underway. The Association currently anticipates completion of the required recertification projects by approximately mid to late 2027. Because the property is simultaneously subject to Florida's Milestone Inspection requirements, the Association expects the Milestone Inspection process to be coordinated concurrently with completion of the ongoing recertification program, subject to the requirements and acceptance of the applicable building officials.

Building Safety and Inspection Timeline

Approx. Date	Requirement / Event	Description
1971	Construction and Occupancy	Plaza Del Prado was built and occupied in 1971. The building's age establishes the approximate starting point for age based recertification and inspection requirements.
Approx. 2011	Original 40 Year Recertification Due	Under the Miami Dade County building recertification program then applicable to buildings of PDP's age, the property became due for its 40 year structural and electrical recertification. The governing local requirement is found in Chapter 8, Section 8 11(f) of the Code of Miami Dade County. The County's program was historically known as the 40 Year Building Recertification Program.
2011 onward	Recertification Process Remained Open	The original 40 year recertification was not completed within its normal cycle. Engineering review, permitting, required corrective work and the recertification process therefore extended beyond the original due period.
Approx. 2021	Building Reached 50 Years	Plaza Del Prado reached the next 10 year recertification interval while the earlier recertification remained outstanding. The Association's ongoing program is therefore commonly referred to as the 40/50 Year Recertification.
2022	Florida Milestone Inspection Requirement Established	Florida enacted a separate statewide structural inspection requirement for qualifying condominium and cooperative buildings. The requirement is codified in Florida Statute §553.899, Mandatory Structural Inspections for Condominium and Cooperative Buildings.
By Dec. 31, 2024	Milestone Inspection Deadline Applicable to Older Buildings	Florida Statute §553.899 established an initial Milestone Inspection deadline for buildings that had already reached the statutory age threshold before July 1, 2022. For older qualifying buildings, the statute generally established December 31, 2024 as the initial deadline, subject to the statute, local enforcement determinations, accepted prior inspections and any legally applicable extensions.

PLAZA DEL PRADO CONDOMINIUM ASSOCIATION

2024 to 2027	Active Recertification Construction	Plaza Del Prado is actively performing extensive engineering, permitting, restoration and corrective construction associated with the 40/50 Year Recertification. The work is intended to address conditions identified through the building inspection and engineering process.
Mid to Late 2027 Projected	Recertification Completion and Concurrent Milestone Process	The Association currently anticipates completion of the 40/50 Year Recertification projects by approximately mid to late 2027. Because extensive structural evaluation and corrective work are already underway, the Association expects the Milestone Inspection process and completion of the 40/50 Year Recertification to proceed concurrently, subject to the applicable statutory requirements and local building official acceptance.
Thereafter	Recurring Inspection Cycles	Following completion and acceptance of the applicable inspections, future building recertification and Milestone Inspection obligations continue according to the recurring cycles established by Miami Dade County requirements and Florida law.

What Each Process Means

Miami Dade Building Recertification, Chapter 8, Section 8 11(f), Code of Miami Dade County. The recertification process evaluates structural and electrical safety. Florida licensed professionals inspect the property and identify deficiencies. Where repairs are required, plans are prepared as necessary, permits are obtained, corrective work is performed, and the appropriate professionals inspect and document completion for submission to the applicable building authority. Miami Dade subsequently amended its program, including changing the initial recertification age for applicable buildings. PDP's original obligation, however, arose under the former 40 year program.

Florida Milestone Inspection, Florida Statute §553.899. The Milestone Inspection is a separate statewide structural inspection requirement. Phase One consists of a visual examination of the building's habitable and nonhabitable areas, including major structural components, by a Florida licensed architect or engineer. If substantial structural deterioration is identified or suspected, Phase Two requires additional examination and testing as considered necessary by the inspecting professional to determine whether the building is structurally sound and to recommend necessary repairs.

IMPORTANT CLARIFICATION

The 40/50 Year Recertification and the Florida Milestone Inspection are separate regulatory requirements. At Plaza Del Prado, their timing now overlaps. The property is already undergoing substantial structural evaluation, permitted restoration and corrective construction through the 40/50 Year Recertification program. Accordingly, the Association expects the two processes to be coordinated as the current work approaches completion. Neither requirement should be represented as completed until the applicable professional reports, submissions and governmental acceptance have been completed.

Projected completion. The current anticipated completion of the 40/50 Year Recertification projects is approximately mid to late 2027. This is a projected construction and compliance timeline and may change based on permitting, inspections, field conditions, contractor progress and governmental review.

Regulatory References

Florida Statute §553.899, Mandatory Structural Inspections for Condominium and Cooperative Buildings.

Code of Miami Dade County, Chapter 8, Section 8 11(f), Building Recertification requirements.

This document is provided as a general status summary for informational purposes. It is not an engineering certification, legal opinion, governmental approval, estoppel, warranty or representation that the recertification or Milestone Inspection has been completed. Official completion remains subject to final professional reports, required submissions, inspections and acceptance by the applicable governmental authority.