





Condominium Website Requirements

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www.coocve.com

 **Effective January 1, 2026** Condos with **25 or more units** must comply with Florida's official records **website requirement §718.111(12)(g)**. Condos with **fewer than 25 units** are exempt.

 **Website Requirement:** Associations must maintain a secure website (or mobile app) that restricts access to certain required documents for unit owners only. Other site content may be publicly accessible. The site may be managed by the association, a property manager, or a third party, as long as it meets all statutory security, access, and content requirements.

Required Website Documents (§718.111(12)(g)2, 2024) include:

- **Governing Documents:** Declaration, Articles, Bylaws, Amendments, Rules.
- **Financial:** Current and proposed budgets, year-end financials (§718.111(13)), assessments.
- **Meetings:** Notices, agendas, and supporting materials for board and unit owner meetings, posted according to required notice periods (e.g., 48 hrs or 14 days).
- **Other:** Signed service contracts (including management/maintenance), bids over \$500 (past year), insurance policies, board member certifications, conflict of interest disclosures, inspection reports, Structural Integrity Reserve Study (SIRS), and current or planned building permits.

 **Financial Reports & Website Posting:** Florida law requires financial records be accessible to unit owners but **does not require monthly financials to be posted online**, unless part of meeting materials. While some interpret the law as requiring it, this is unclear. **Posting monthly reports (Balance Sheet, and Income Statement) is encouraged for transparency.**

COOCVE has contacted the **DBPR** for clarification and will update this fact sheet once a response is received.

Access & Privacy:

- Websites/apps must have a **secure login** for unit owners, including password reset capability. Non-owners are not required to have access.
- **Do NOT post** Social Security numbers, driver's license numbers, bank information, email addresses, or phone numbers without owner consent.
- A **secure mobile app** may be used in place of a website if it meets the same security and content requirements.

Non-Compliance Risks:

- **DBPR Complaints:** Owners may file complaints, prompting investigations.
- **Legal Exposure:** Non-compliance may be seen as a breach of fiduciary duty.
- **Transparency Loss:** Erodes trust and may increase internal disputes.
- **Fines:** Risk of administrative penalties or compliance orders.
- **Real Estate Impact:** Lack of access to records can delay sales or financing.