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Client Alert: DBPR Increases Association Estoppel Certificate Fees

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The Florida Department of Business and Professional Regulation (DBPR) released the first five-year adjustment to Estoppel Certificate Fees permitted under Section 718.116(8)(f), Florida Statutes, of the Condominium Act and Section 720.30851(6), Florida Statutes, of the Homeowners' Association Act for the maximum amount an association, or its authorized agent, may charge for preparation and delivery of an estoppel certificate.

The 2022 adjustment provides for a modest increase for preparation of the following:

Single Unit/Parcel Estoppel Certificate Request	**Old Authorized Fee**	**New Authorized Fee**
Preparation and delivery of an estoppel certificate	$250	$299
Additional fee if requested on an expedited basis (three business days)	$100	$119
Additional fee if a delinquency exists	$150	$179

Preparation of multiple units/parcels estoppel certificates are also adjusted accordingly. A copy of the 2022 estoppel certificate fees adjustments may be accessed from the DBPR website at the following link:

http://www.myfloridalicense.com/dbpr/lsc/documents/ESTOPPEL_CERTIFICATE_FEES.pdf

Effective July 1, 2017, the DBPR is required to adjust estoppel certificate fees every five years to an amount equaling the total of the annual increases for that five-year period in the Consumer Price Index for all urban consumers, U.S. city average, and all Items. The next adjustment is scheduled for July 1, 2027.

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