

40/50 YEAR CERTIFICATION

40/50 Year Recertifications are required by the Miami-Dade County Ordinance No. 75-34 (amended by Ordinance 92-1) in order to certify that the building is structurally and electrically safe for its intended use and occupancy.

Who is required to file?

- Residential **buildings** -more than 3 units (considered commercial) under the same folio number
- **ALL** Commercial Buildings

The first recertification is required 40 years from the date of issuance of the original Certificate of Occupancy (C.O.). The building must then be recertified every 10 years thereafter. Unless there has been a total demolition of the building, remodeling does not change the C.O. date or the recertification requirement.

NOTE: THERE ARE NO EXTENSIONS TO THE 40/50 YR. RECERTIFICATIONS.

The property owner can use any Licensed Architect or Engineer in the State of Florida. You can contact the Florida DBPR or the Florida Engineering Society and/or the American Institute of Architects to obtain a list of qualified professionals.

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