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## **Representative George Moraitis Files Legislation to Save Condominium Residents Millions by Eliminating Overreaching Regulation**

**TALLAHASSEE, Fla.** – Today, Representative Moraitis announced that he filed legislation to protect condominium residents from overreaching regulation.

Representative Moraitis said, “Several years ago the legislature authorized condominium associations to opt-out of costly sprinkler retrofits and we are completing that work by also allowing condominium associations to opt out of emergency life safety system renovations. In many cases, the only practical method for an existing building to adopt a compliant ELSS is to pay for sprinkler retrofits which is contrary to the intent of the 2010 legislation. I want to emphasize that every building in the state of Florida must be built to meet the fire code safety requirements at the time of construction, that every building in the state is subject to an annual fire safety inspection and that the imposition of a mandate to adopt ELSS cannot be justified as a necessary safety measure. This legislation simply allows the owners in a condominium association to make their own choice of whether to incur the substantial expense needed to adopt a compliant ELSS.”

“We are grateful to Representative George Moraitis for his unwavering support of this important legislation. The installation of an ELSS in a condominium high rise could cost millions of dollars and is an unnecessary burden that would be placed on already financially stressed retirees, elderly, and individuals on fixed incomes.” Said Pio Ieraci, President of the Galt Mile Community Association in Fort Lauderdale.

House bill 653 allows each association to choose whether to participate in installing an ELSS. Armed with data on its necessity and costs, residents by a majority vote, will be able to opt in or out.