

Published on *The National Law Review* <https://natlawreview.com>

The Incredible Bulk: Has the Florida Condo Bulk Buyer Bill Lived up to the Hype?

Article By:

Gary Saul

Meredith Singer

As may you know, this past summer the Florida legislature adopted the [2010->Chapter 718->Part VII">Distressed Condo Relief Act](#) to protect buyers who purchase more than seven units in a condominium from being defined as developers and inheriting certain “developer” liabilities. When the real estate market took a dive, distress buyers and lenders were hard pressed to jump into a pool of surviving developer liabilities. The press has credited the change in law for the spike in bulk purchases (though a building consensus that a pricing floor has been established may also be a significant factor).

Will the momentum increase in 2011? Some say it will save the condominium market while others say it's plagued with ambiguity and a short shelf-life. The Act, by its own terms, is due to sunset on **July 1, 2012**, so as written, bulk purchases closing after that date will receive no benefits.

Stay tuned for more on this topic as a glitch bill is already in the works for the Act.

©2025 Greenberg Traurig, LLP. All rights reserved.

National Law Review, Volume I, Number 78

Source URL: <https://natlawreview.com/article/incredible-bulk-has-florida-condo-bulk-buyer-bill-lived-to-hype>