

Property Management in Fort Lauderdale, FL: Vekser Announces 2026 Compliance Solutions for Landlords



Property Management Software

We provide the execution layer for real estate operations. All systems, workflows, and services are unified into one platform—powered by AI automation and a global workforce—enabling end-to-end execution at scale.

- Integrated platform (all tools in one)
- AI-powered automation
- 24/7 operational workforce
- Built-in service marketplace

The screenshot displays a user interface for a property management software. It features a dashboard with a donut chart showing task status: Not Started (2), In Progress (22), and Overdue (33). A sidebar menu includes options like Dashboard, My Integrations & Platforms, My Tasks, File Manager, Chat With My Assistants, My Team & Organization, Contact Support, Reports & Analytics, Bundles & Plans, Billing & Invoices, and Settings. A 'Marketplace' section is visible, listing various services like 'TechHouse Solutions', 'Apex Plumbing', and 'BankShot Media'.

Fort Lauderdale, Florida Apr 8, 2026 ([Issuewire.com](https://www.issuewire.com)) - The Fort Lauderdale rental market in 2026 is characterised by high demand and a rapidly evolving legislative framework focused on transparency and property resilience. Unlike rent-controlled markets, Florida maintains statewide preemption under Florida Statute §509.032, which prohibits local municipalities from imposing rent caps. However, the introduction of Senate Bill 948 (SB 948) in 2026 has introduced mandatory Flood Disclosure Requirements. Landlords must now provide a separate written disclosure to all prospective tenants before lease signing, detailing prior flood damage or insurance claims. Failure to comply allows tenants to terminate leases and seek refunds, making meticulous documentation a technical necessity for Broward County portfolios.

Operational efficiency in South Florida now hinges on navigating the July 2026 update to eviction notice periods. Previously, a 3-day window, state law now mandates a 5-day notice period (excluding weekends and legal holidays) for non-payment of rent. Additionally, under the 2026 Florida Rental Law Updates, landlords may now deliver legal notices via email, but only if a specific Electronic Notice Addendum is signed by both parties. This shift requires [property management](#) to move away from traditional "paper-only" workflows toward secure, auditable digital communication portals that can withstand judicial scrutiny during summary removal proceedings.

Vekser [Property Management in Fort Lauderdale](#), FL, provides specialised oversight for diverse assets, from high-rise condominiums in Las Olas and Flagler Village to multi-family units in Victoria Park and Coral Ridge. We align local operations with House Bill 1021 (HB 1021), which, as of January 1, 2026,

requires all condo associations with 25 or more units to maintain a publicly accessible digital repository of official records. By integrating these statutory requirements—including the 2026 mandate for fully-funded structural reserves—we ensure that Fort Lauderdale owners maintain compliance with both the Florida Condominium Act and the evolving "Live Local Act" tax exemption criteria.

Fort Lauderdale Is there rent control in Fort Lauderdale in 2026?

No. Florida law continues to prohibit local governments from enacting rent control. Landlords in Fort Lauderdale have full discretion over rent increases, provided they give the "reasonable" notice typically defined as 30 days for month-to-month tenancies.

What is the new Florida flood disclosure law for 2026?

Under SB 948, landlords must provide a written disclosure form *before* a lease is signed. This must state if the property has had prior flood damage or if a flood-related insurance claim has been filed during the landlord's ownership.

How many days' notice is required for eviction in Florida (2026)?

As of July 2026, the notice period for non-payment of rent has increased from 3 days to 5 days (excluding weekends and legal holidays). A filing made before this 5-day window closes will likely be dismissed by the Broward County courts.

Do Fort Lauderdale condos need a website in 2026?

Yes. Effective January 1, 2026, HB 1021 requires all Florida condominium associations with 25 or more units to host their official records (bylaws, budgets, meeting minutes) on a searchable website or mobile app for unit owners.



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